

**GRAND TRAVERSE COUNTY
BROWNFIELD DEVELOPMENT AUTHORITY
GRAND TRAVERSE COUNTY, TRAVERSE CITY, MICHIGAN**

AMENDED BROWNFIELD PLAN

For the

**FOUR CORNERS REMEDIATION PROJECT
N. DIVISION STREET AND W. FRONT STREET**

At the

**FOUR CORNERS PROPERTY
TRAVERSE CITY, MICHIGAN**

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Approved by the Grand Traverse County Brownfield Redevelopment Authority
On January 25, 2012

Concurred with by the City of Traverse City Commission
On February 21, 2012

Approved by the Grand Traverse County Commission
On February 29, 2012

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FOUR CORNERS REMEDIATION PROJECT SUMMARY

Project Name:	Four Corners Remediation Project
Project Locations:	The Eligible Property is located at and near the intersection of N. Division Street and W. Front Street in Traverse City, Grand Traverse County, Michigan.
Type of Eligible Property:	Twenty one of the twenty five parcels comprising the Eligible Property meet the definition of a “facility” as defined in Part 201 of NREPA, P.A. 451, 1994, as amended. The remaining four parcels included in the Eligible Property are contiguous to these parcels, are located at major street intersections within the eligible property, and are estimated to increase the taxable value of the remaining parcels.
Eligible Activities:	Eligible Activities include Phase I and II environmental assessments, due care activities, additional response activities, preparation of a Brownfield Plan, preparation of Act 381 Work Plans, asbestos survey and abatement, building demolition, and site preparation activities on the CVS Development Parcels (to be developed by TVC Traverse City Company, LLC).
Reimbursable Costs:	\$6,402,500 (Estimated eligible activities)
Years To Complete Payback:	20 Years
Base Taxable Value Estimate:	\$2,836,412
Project Overview:	The proposed project is the remediation of the Four Corners commingled petroleum contaminant plume that underlies the Eligible Property to promote potential development of parcels at the Eligible Property. The Eligible Property is comprised of 25 parcels and the intervening public thoroughfare, and is further identified by the legal descriptions, including tax identification numbers, provided as Attachment 1 to this Plan. The Four Corners Project parcels are used in a residential or commercial capacity. The project consists of additional response activities including investigation, free phase product abatement, asbestos survey and abatement, building demolition, soil remediation, groundwater remediation and groundwater monitoring as well as due care activities and site preparation activities. Additional activities will include consulting, reporting, and project administration.

1.0 INTRODUCTION

The Grand Traverse County Brownfield Redevelopment Authority (“BRA”) and Grand Traverse County Board of Commissioners have considered and adopted this Amended Brownfield Plan (“Plan”) to encourage and facilitate the remediation of the Four Corners Project property (“Eligible Property”) generally located at the intersection of N. Division Street and W. Front Street in the City of Traverse City, Grand Traverse County, Michigan. Certain of the properties included in this plan were previously included in a 2002 Brownfield Plan and subsequent amended Brownfield Plans adopted in 2004 and 2008. This Plan describes the Eligible Property conditions and coordinated remediation framework which are to be implemented to: (1) prevent further degradation of the environmental quality at the Eligible Property; (2) restore the environmental quality of the Eligible Property; (3) protect the environmental quality of adjacent areas; (4) pursue cost recovery for environmental remediation activities from liable parties to the extent authorized by State law; and (5) support the redevelopment of the Eligible Property. Completion of the activities described herein will enhance the redevelopment potential of the Eligible Property.

The above stated goals are consistent with the purpose of the BRA, which is to promote the revitalization of environmentally distressed areas through the implementation of the Brownfield Redevelopment Authority Act (“Act”). The Act provides the ability to utilize tax increment financing, which captures taxes due to the increased value of the redeveloped property, to pay for certain “Eligible Activities”, as that term is defined in the Act.

1.1 SUMMARY OF ELIGIBLE PROPERTY

The Eligible Property is comprised of 25 parcels and the intervening public thoroughfares encompassing approximately 7.5 acres, located in the City of Traverse City. The general location of the Eligible Property is depicted on the map in Figure 1. Individual parcels or groups of parcels which comprise the Eligible Property have been assigned letter designations as shown on Figure 2 and legal descriptions, tax identification numbers, basis for parcel eligibility, current land use, and ownership information is provided as Attachment 1 to this Plan. The following defined subdivisions of the Eligible Property have been established for reference purposes and clarity within the context of this Plan:

CVS Development Parcels: The CVS Development Parcels are comprised of a total of five individual parcels on the northeast corner of the intersection of Division Street and West Front Street. The individual parcels include the letter designations B, J, K, N, and P on Figure 2. Eligible activities are included within this Plan to support the development of these properties as a CVS retail pharmacy by TVC Traverse City Company, LLC.

Leaking Underground Storage Tank (LUST) Parcels: A total of three LUST Parcels for which releases from underground storage tank (UST) systems have been reported are included within the Eligible Property. The three parcels are designated as parcels A, B, and C on Figure 2. A fourth property located immediately outside of the Eligible Property at 701 West Front Street was formerly operated as a gasoline service station and had reported releases from the UST system. The 701 West Front Street parcel is included in a separate brownfield plan and is not a part of this Plan. The releases from the 701 West Front Street property, however, have to some degree contributed to a downgradient contaminant plume in groundwater for which Eligible Activities are proposed within the context of this Plan.

Road Right-of-Ways (ROWs): Road ROWs are included within the Eligible Property to facilitate completion of Eligible Activities. The portions of West Front Street, Division Street, Maple Street, and the alley which extends from N. Division Street to N. Oak Street north of West Front Street are included within the Eligible Property.

1.2 DESCRIPTION OF THE PROJECT GOALS

The purpose of the Plan is to provide a framework for coordinating remediation of the Eligible Property to promote cleanup of the area through the combined efforts of the project Stakeholders. Currently identified Stakeholders include the Michigan Department of Environmental Quality (MDEQ), Grand Traverse County Brownfield Redevelopment Authority (BRA), TVC Traverse City Company, LLC (developers of the CVS Development Parcels), and persons liable for releases from the LUST Parcels. The BRA intends to resolve the environmental problems present at this location to promote redevelopment of the Property and surrounding areas, prevent continued degradation of groundwater quality, and to protect the subsurface infrastructure and natural resources at the Eligible Property. Currently, there are locations of impaired subsurface working environment in the immediate area of the N. Division – W. Front Streets intersection. In addition, the presence of the contamination at the Eligible Property imposes a cost burden to potential future subsurface infrastructure projects related to both residuals management and health and safety above and beyond that associated with the privately owned properties. The Plan also is intended to support a proposed redevelopment project of the CVS Development Parcels by TVC Traverse City Company, LLC.

The Plan focuses on remediation and is predominantly predicated on use of the rules described in Part 201 of the Michigan Natural Resources and Environmental Protection Act, P.A. 451, 1994, as amended (“Part 201”). The Plan also incorporates Michigan Department of Environmental Quality (“DEQ”) guidance and Traverse City ordinances, zoning, and planning concerning current and future land use. The purpose of the plan is to:

- ❖ Foster cooperation among Stakeholders to achieve a final cleanup in a reasonable time frame.
- ❖ Support a redevelopment project on the CVS Development Parcels.
- ❖ Coordinate assessment, remediation and monitoring activities among project Stakeholders.
- ❖ Conduct remediation in a manner that promotes redevelopment of the Eligible Property and surrounding area consistent with the City of Traverse City Master Plan (2009) (“Master Plan”).
- ❖ Protect natural resources and urban infrastructure at and downgradient of the Eligible Property.
- ❖ Pursue cost recovery for environmental remediation activities from persons liable for releases and incidents and resultant environmental contamination at the LUST Parcels and the 701 W. Front Street parcel to the extent authorized by State law.

Completion of the activities generally described in this Plan will effectively manage and remediate the contamination sources and the commingled contaminant plume and promote redevelopment of

the Eligible Property and surrounding area consistent with the City's Master Plan. The Plan recognizes the need for flexibility to adjust to future redevelopment of individual parcels and to respond to the variability in soil, groundwater, and contaminant conditions across the Eligible Property and changes to those conditions that may occur over time. Cleanup goals have been established by the BRA for the Eligible Property by location and parcel use, and are based upon potentially applicable and relevant exposure pathways, to protect both the Eligible Property and surrounding areas, as well as prevent further environmental degradation. Cleanup goals of unrestricted non-residential cleanup criteria have been established for the LUST parcels, certain parcels adjoining the LUST parcels, and the area of the intersection of Division and West Front Streets as depicted on Figure 3. Cleanup goals for the remaining area of Eligible Property have been established by the BRA as unrestricted residential cleanup criteria and groundwater/surface water interface (GSI) criteria.

The Plan consists of additional investigation, free phase product abatement, soil remediation, groundwater remediation and groundwater monitoring. Redevelopment of certain of the parcels within the Eligible Property has occurred to date, but 20+ years of lingering soil and groundwater contamination at and beneath the Eligible Property has depressed property values, resulting in certain properties not achieving their full development potential.

The remediation of the Four Corners contaminant plume will promote redevelopment of several currently vacant parcels on the Eligible Property, as well as remove an on-going threat to groundwater in areas adjacent and near the Eligible Property. The Project will significantly contribute to cleanup of one of the City's more significant groundwater contamination problems.

The proposed Plan is an opportunity to foster cooperation among the Stakeholders and maximize the sustainability of remediation by addressing the entire contaminant plume at one time. The Plan may also promote the creation of jobs by subsequent businesses that are willing to occupy some of the parcels once the impediment of the impaired environmental condition is removed.

An additional goal of the Plan is to facilitate redevelopment of the CVS Development Parcels by the TVC Traverse City Company, LLC in 2012. A vacant gasoline station, grass-covered lots and a residential dwelling are currently present on the CVS Development Parcels. The existing structures on the CVS Development Parcels will be demolished as part of this redevelopment and a new 13,225 square foot single-story retail building will be constructed and occupied by a CVS pharmacy. Total capital investment in the project is estimated at \$4.6 million with the anticipated creation of 30 full-time and 5 part-time jobs following completion of the construction in late 2012.

1.3 SUMMARY OF CURRENT CONDITIONS

The Eligible Property is a location of commingled petroleum contamination in the area of the intersection of Division and W. Front Streets in Traverse City, Grand Traverse County, Michigan. Contamination from releases from UST systems at each of the four corners of the intersection of Division and West Front Streets was discovered in or about 1991. Subsequent UST removal and investigation activities identified additional areas of contamination, as described on Table 1. A total of seven LUST incident cases at the properties occupying the intersection of Division and W. Front Streets have been opened between 1991 and 1999 with the DEQ. To date, all of the incidents remain "Open", indicating the cases have not been resolved in accordance with the LUST corrective action standards set forth in Part 213.

Investigations conducted by the UST owners and/or the DEQ through their Project Management-Storage Tank Division (“PM-STD”) program determined that the Eligible Property was underlain by a commingled contaminant plume of free phase and dissolved phase petroleum hydrocarbons. The primary constituents of concern identified in soil and groundwater at the Eligible Property in excess of the Part 201 generic residential cleanup criteria include benzene, toluene, ethylbenzene, and xylenes (“BTEX”). Over time, the plumes from the LUST Parcels have become commingled in the general area of the street intersection and have migrated downgradient to the north and east beneath a majority of the Eligible Property.

An exposure pathway evaluation indicated that applicable exposure pathways to contaminated groundwater include residential and commercial Drinking Water (“DW”), Groundwater – Surface Water Interface (“GSI”), Groundwater Volatilization to Indoor Air Inhalation (“GVIIC”), and Groundwater Contact (“GCC”). Exceedances of one or more of these criteria were identified in 47 monitoring wells in 2005, including wells located at each of three LUST Parcels within the Eligible Property and the LUST site at 701 West Front Street.

Various corrective actions have been deployed at one or more of the four LUST locations. These included both free product recovery and/or groundwater treatment (e.g., multi-phase extraction and treatment systems). Some limited remediation has been effected, but due to the lack of a comprehensive cleanup of the contaminant plume as a whole, the remedial gains have been limited, and in some areas have been offset by migration of contamination from areas not remediated.

The MDEQ designated the Four Corners as a Part 201 site in 2006. Recent reports and verbal communications indicate free phase petroleum product (“free product”) remains in the subsurface on Parcel A (current Speedway location) and intervening public thoroughfare locations which border the other four LUST locations. Impacted soil remains at the Eligible Property despite the soil removal actions that have been conducted to date on the individual properties. In addition, groundwater sampling conducted at the Eligible Property in 2011 by the BRA and the DEQ has confirmed that not only is free phase product and dissolved phase petroleum (i.e., BTEX) contamination still present, but that the contaminant plume has expanded laterally since the DEQ investigations in the early to mid-2000’s.

1.4 BASIS OF ELIGIBILITY

Under Part 201, a “facility” is defined as *“any area, place or property where a hazardous substance in excess of the concentrations which satisfy the requirements of Section 20120a(1)(a) has been released, deposited, disposed of, or otherwise comes to be located.”* The Eligible Property described in this Plan is eligible for participation in the Authority’s brownfield redevelopment efforts due to the presence of petroleum contaminated soil and/or groundwater present at the majority of the parcels within the Eligible Property. Concentrations of contaminant constituents have been demonstrated to exceed the generic residential cleanup criteria described in Part 201 of the Michigan’s National Resources and Environmental Protection Act, 1994 PA 451, as amended (“NREPA”) on, or within the public ROWs immediately adjacent to, 21 of the 25 parcels within the Eligible Property. Documentation of this identified contamination is included within Attachment 2 in the form of a comprehensive mapping of groundwater above Part 201 generic residential criteria completed on behalf of the MDEQ by DLZ in 2005 and a map summary of 2011 data recently compiled by DLZ for MDEQ which includes additional sampling points not present

during the 2005 delineation efforts. A tabular summary of a portion of the 2011 monitoring data is provided as Table 2. Based on the presence of contamination in excess of the Part 201 generic residential cleanup criteria, these parcels within the Eligible Property meet the definition of a “facility” as defined in Part 201.

The two parcels which comprise parcel F and the parcels comprising parcels T and U have not been demonstrated to be contaminated at concentrations above generic residential criteria, but are located immediately adjacent and contiguous to properties which have been demonstrated to be a Facility. These four parcels are located in the immediate vicinity of major road intersections within the Eligible Property and the development of these parcels is estimated to increase the captured taxable value of the remaining parcels within the Eligible Property. Additionally, these adjacent and contiguous properties may provide for strategic placement of monitoring wells for defining the limits of the commingled contaminant plume present throughout the majority of the eligible property.

A depiction of the parcels which comprise the Eligible Property is provided in Figure 2 and a summary of information on these parcels is provided in Attachment 1.

2.0 REQUIRED ELEMENTS OF A BROWNFIELD PLAN

2.1 DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES (MCL 125.2663(1)(a)&(b))

The remediation framework presented herein involves a combination of active remediation methods and groundwater monitoring activities as starting points. The Plan is meant to be flexible and dynamic. Adjustments can be made to the Plan, as appropriate, to facilitate the optimal outcome for all parties involved. Table 3 summarizes the necessary activities at each of five management areas of the site, as depicted on Figure 3. A general summary of Eligible Activities to be implemented include:

1. Operate and maintain remediation systems until the project’s remedial objectives are achieved. This includes currently and formerly operated systems with existing infrastructure (i.e., restart systems), and proposed new systems at the LUST Parcels and within the downgradient commingled plume.
2. Routine groundwater monitoring on the Eligible Property to monitor site conditions and remediation progress including installation of new monitoring wells as necessary and appropriate to define the nature and extent of the commingled plume and evaluate progress over time in achieving the remedial goals for the Eligible Property.
3. Identifying opportunities for additional active remediation in conjunction with potential future redevelopment of the Eligible Property and adjacent areas that are impacted.
4. Implementing soil excavation and contaminated soil disposal, as necessary, in conjunction with potentially proposed street and/or utility renovation activities.
5. Regular reporting of operations, maintenance and monitoring (“OM&M”) activities and results to facilitate coordination of remedial efforts, as well as routine communications and meetings with project Stakeholders to discuss progress.

6. Due care, additional response activities, site preparation, demolition activities, and certain public infrastructure improvements associated with the planned development on the CVS Development Parcels.
7. Professional services associated with coordination and implementation of Eligible Activities throughout the Eligible Property to efficiently achieve cleanup goals.

Eligible Activities, including operating remediation systems and monitoring groundwater quality, will be conducted until the cleanup objectives are obtained. Remediation systems are present or are anticipated to be present on each of the three LUST Parcels, as well as in N. Division Street. Effective operation of these systems concurrently is integral to the success of this project. Routine groundwater monitoring will be used to demonstrate the efficacy of the remediation approach, as well as to guide and improve operational efficiencies, and ensure due care obligations are being met.

As able, opportunities to conduct additional remediation in conjunction with other planned site activities will be identified. In addition to operating the remediation systems, certain project Stakeholders will explore and evaluate opportunities to conduct additional source removal, such as soil excavation in the public right-of-ways adjacent to the LUST Parcels. Soil excavation is advantageous because it effects immediate improvement of conditions on the Eligible Property. The additional source removal would also assist in the acceleration of remediation, including a shorter duration for the various systems' operations.

Downgradient groundwater monitoring will be conducted to verify the effects of the remedial activities and to guide additional remediation of this portion of the commingled plume to achieve cleanup goals within a reasonable time period (e.g., five to ten years). Initially, groundwater sampling and analysis should be conducted quarterly to assist with the establishment of an analytical database from which future remediation decisions may be made.

In combination with the routine sampling and analysis, review and analysis of groundwater analytical data and remediation system operations and maintenance reports will be conducted to assess the efficacy and progress of remediation activities. These reports will be filed by the system operators as part of their participation with site activities and to achieve a level of transparency among the Stakeholders.

It is the intent of this Plan to recover investigation, remediation and other costs through participation and/or contributions of the persons liable for the UST releases and the resultant environmental contamination at the Eligible Property. However, to facilitate the complete and sustained remediation of the Eligible Property, it may become necessary for Eligible Activities at certain parcels included in the Property to be conducted by the BRA and to be financed through the use of State and local operating taxes generated through tax increment financing to reimburse the costs of environmentally related Eligible Activities. It is also contemplated that school and local tax incremental financing requests will be made for certain environmental and non-environmental infrastructure improvements at certain parcels included in the Eligible Property as developers become involved and redevelopment projects are identified, as provided for in this Plan.

The following sections provide summaries of anticipated Eligible Activities at certain specific parcels or groups of parcels within the Eligible Property. To the extent that future property

redevelopment or other opportunities arise for Eligible Activities on Eligible Property, this Plan allows for implementation of due care and additional response activities outlined for specific parcels in this Plan to other Eligible Properties and the implementation of any other environmental activities authorized under Act 381 as necessary to achieve cleanup goals. Additionally, groundwater monitoring activities and monitoring well installation may occur on any of the parcels within the Eligible Property as necessary and appropriate to track remedial progress and assess the nature and extent of groundwater contamination over time.

2.1.1 Eligible Activities for CVS Development Parcels

The CVS Development Parcels include LUST Parcel B and adjoining parcels to the east. Eligible Activities to be implemented on the CVS Development Parcels include the following:

- Environmental due diligence activities including Phase I and II Environmental Assessment and preparation of Baseline Environmental Assessment and Due Care Plan activities;
- Due Care activities including on-site management and off-site transportation and disposal of contaminated soils, mitigation of potential vapor intrusion exposures, and worker health & safety planning during construction;
- Additional response activities including sealed fittings for stormwater conveyances, monitoring well abandonment and replacement, management of contaminated water during construction; and treatment of impacted groundwater emanating from the property through in-situ stripping and/or oxygen enhancement of the aquifer through biosparging or similar technologies;
- Preparation of Brownfield Plans, Act 381 Work Plans and other implementing work plans;
- Public infrastructure improvements;
- Asbestos surveys and abatement activities and demolition of existing structures; and,
- Site preparation activities to support the development.

The MDEQ is also in the process of designing a multi-phase extraction treatment system to be constructed and operated along the perimeter of a portion of the CVS Development Parcels and adjoining Road ROWs. Costs associated with the design and construction of this system are not included within this Plan, however accommodations for potential future operation and maintenance of the system are included in this Plan in the event that future funding for operation and maintenance of the system by the MDEQ becomes unavailable.

2.1.2 Eligible Activities for LUST Parcels A and C

A multi-phase extraction system is present at Parcel A, the current location of the Speedway station, which is operated on a periodic basis by Speedway. Effective future operation of the multi-phase extraction system or other treatment approach designed to collect and treat existing soil and groundwater contamination and recover free-phase product is of critical importance to achieving cleanup objectives throughout the Eligible Property. Provisions are included within this Plan to operate, maintain, and enhance, as necessary, source area treatment and containment/recovery of free-phase product at this parcel in the event that it is determined that efforts undertaken by Speedway or other parties associated with the parcel are found to be inadequate for effectively achieving cleanup objectives for the Eligible Property or should the source treatment activities be terminated.

Parcel C is the former location of Finch's Amoco gas station and has been redeveloped for use as a bank that is currently occupied by Citizens Bank. In 2001 a multi-phase extraction system was installed at the site by the MDEQ to abate acute risks associated with free-phase product and significantly contaminated soil and groundwater. The system was operated by MDEQ through December 2004. At the time of termination of the treatment system, MDEQ had determined that the acute risk abatement objectives had been achieved. Limited groundwater monitoring activities completed in 2005 and 2011 indicates that groundwater contamination remains in the dissolved phase at this location. Groundwater monitoring activities contemplated within this Plan will include an early emphasis on characterization of groundwater quality conditions at Parcel C to establish the scope and necessity for additional response activity in the form of in-situ treatment of groundwater via biosparging or other means of oxygen introduction to the aquifer, as appropriate to meet cleanup objectives for the Eligible Property in a reasonable timeframe. Implementation of groundwater treatment at this parcel within the Eligible Property is contemplated to be necessary and, accordingly, provisions for groundwater treatment at this location are included within this Plan.

2.1.3 Eligible Activities for Road Right-of-Ways and Remaining Eligible Properties

In addition to the remedial focus on source control and cleanup of the LUST Parcels and the CVS Development Parcels, significant mass of contamination has migrated beyond these source areas in the form of a commingled groundwater plume. Sufficient contaminant mass is present in the commingled groundwater plume that additional response activities are warranted to achieve cleanup objectives for the Eligible Property and prevent further expansion of the contaminant plume to currently unaffected properties. The approach to the additional response activities planned for the downgradient contaminant plume is the implementation of in situ remedial technologies with an emphasis on the introduction of oxygen to the aquifer system to enhance natural biological degradation processes. This approach may be supplemented, as appropriate, with in-situ stripping (i.e., air sparging) technologies to further reduce contaminant mass in select areas of the plume to more efficiently achieve cleanup goals and prevent further plume expansion. To the extent feasible, these additional response activities will be implemented in the area bound by Kids Creek to the north, the southern edge of the City alleyway south of Kids Creek extending from N. Division Street to Oak Street, and City-owned property at Parcels Y and Z. The precise geographic focus of the planned additional response activities may, however, extend beyond or be centered outside of this presumed area if results of groundwater monitoring activities indicate an alternative emphasis is warranted.

2.1.4 Description of Costs to be Paid Through Tax Increment Revenues

As of the date of the adoption of the Plan and based upon information known at this time, it is expected that implementation of the Eligible Activities described above will be \$6,402,500. This cost estimate for completing the Eligible Activities described above also includes the following:

- A 15% contingency is included to cover unanticipated eligible costs; and
- Costs incurred for review of the Act 381 Work Plan by the MDEQ and MEDC.

A summary of the eligible activities and the estimated cost of each activity is provided in the following table. A breakdown of the eligible activities by parcel is provided in Table 3. To the extent feasible, costs for Eligible Activities anticipated for specific parcels or groups of parcels are segregated in the table below.

SUMMARY OF ESTIMATED COSTS OF REIMBURSABLE ELIGIBLE ACTIVITIES

	DESCRIPTION OF ELIGIBLE ACTIVITY	EST. COST
CVS Development Parcels		
1	Preparation of the Brownfield Plan	\$15,000
2	Preparation of Act 381 Work Plans (MDEQ and MEDC)	\$20,000
3	MDEQ and MEDC Review Fees	\$2,500
4	Phase I and II Environmental Site Assessment and BEA	\$43,000
5	Due Care Activities (including but not limited to soil management, vapor intrusion mitigation, due care/H&S plans)	\$485,000
6	Additional Response Activities (construction related – including but not limited to well abandonment and replacement, water management, and sealing of storm conveyances)	\$97,500
7	Additional Response Activity (sparge system installation-below grade) ¹	\$120,000
8	Additional Response Activity (mechanical and electrical) ¹	\$100,000
9	Additional Response Activity (sparge system OM&M up to 10 years) ¹	\$400,000
10	Additional Response Activity (OM&M of Multiphase Extraction System) ¹	\$100,000
11	Additional Response Activity - Building Asbestos Surveys, Abatement & Demolition	\$77,500
12	Public Infrastructure Improvements	\$16,000
13	Site Preparation	\$305,500
	CVS Development Parcels Subtotal	\$1,782,000
LUST Parcel A¹		
1	Enhancements to Multi-Phase Extraction System	\$300,000
2	OM&M of Multi-Phase Extraction System (2 years)	\$160,000
	LUST Parcel A Subtotal	\$460,000
LUST Parcel C¹		
1	Design and Install In Situ Groundwater Treatment	\$275,000
2	OM&M of In Situ Groundwater Treatment (up to 10 years)	\$400,000
	LUST Parcel C Subtotal	\$675,000
General Eligible Property and Road ROWs¹		
1	Preparation of Act 381 Work Plans (General and Parcels A and C)	\$25,000
2	Remediation System Design, Install, Operation & Maintenance	\$1,500,000
3	Groundwater Monitoring (Sampling, Analysis, & Reporting) for 10 Years and Monitoring Well Installations	\$600,000
4	Remedial Enhancements and other Additional Response Activities	\$250,000
5	Environmental Consulting - Oversight and Coordination of Activities	\$250,000
	General Eligible Property and Road ROWs Subtotal	\$2,625,000
General		
1	Preparation of Act 381 Work Plans (General and Parcels A and C)	\$25,000
2	15% Contingency (applies to Eligible Activities on all Eligible Property)	\$831,500
3	MDEQ Fees	\$4,000
	TOTAL	\$6,402,500

¹ Costs for these Eligible Activities are fungible between parcels and Eligible Activities to maximize cleanup efficiencies

The cost of the activities described above is estimated not to exceed \$6,402,500. All of the costs for activities identified in this section will be eligible for reimbursement only if incurred after the approval of this Plan, with the exception of those costs incurred prior to the adoption of this Plan authorized under the previous Brownfield Plan, or Eligible Activities which are reimbursable under the Act when implemented prior to Brownfield Plan amendment. Tax increment revenues will first be used to pay or reimburse administrative expenses. These activities may be reimbursed through tax increment revenue only if a Reimbursement/Developer Agreement is executed prior to reimbursement.

An Act 381 Work Plan will be submitted to the Michigan Economic Development Corporation ("MEDC") and/or the Michigan Department of Environmental Quality ("MDEQ") for the approval of school tax capture to fund the proposed eligible activities within this Plan. If it is determined that school tax capture will not be applied to certain eligible activities, a revised tax table will be submitted to the BRA for consideration indicating the estimated impact to local taxing jurisdictions as a result.

The costs listed in the preceding summary are estimated amounts and may increase or decrease depending upon the nature and extent of environmental contamination that is actually encountered at the Eligible Property, as well as other unknown conditions that may be encountered at the Eligible Property. The actual cost of those Eligible Activities covered by this Plan that will qualify for reimbursement from tax increment revenues shall be governed by the terms of a Reimbursement/Developer Agreement with the BRA. No costs of Eligible Activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement/Developer Agreement.

In addition to the costs outlined above, the BRA uses captured local taxes from active projects to reimburse reasonable and actual administrative and operating expenses of the authority as authorized by Section 13(16) of the Act. Local taxes captured under this Plan will be used by the BRA to reimburse administrative and operating expenses as authorized by and subject to the limitations of the Act.

2.2 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (MCL 125.2663(1)(c))

This Plan anticipates that certain costs for Eligible Activities will be borne by participation and/or contributions from the parties responsible for the UST releases and the resultant contamination at the Eligible Property. However, some Eligible Activities may be pursued by the Authority. Additionally, eligible activities will be completed by TVC Traverse City Company, LLC, the developer of the CVS Development Parcels. These Eligible Activities are anticipated to be reimbursed through the capture of tax increment revenues. It is the intention of the Authority to collect only so much tax increment revenues as necessary to reimburse the approved Eligible Activities incurred pursuant to this Plan and the amounts to be deposited into the Local Site Remediation Revolving Fund ("LSRRF") as described in Paragraph 12 below. The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Eligible Property and the actual millage rates levied by the various taxing jurisdiction during each year of the Plan are shown in Attachment 3.

2.3 METHOD OF FINANCING AND DESCRIPTION OF REIMBURSEMENTS ANTICIPATED OR MADE FOR THE COSTS OF THE PLAN FROM THE COUNTY (MCL 125.2663(1)(d))

It is the intention of the Authority that the costs of certain approved Eligible Activities authorized under this Plan will initially be provided by the parties responsible for the UST releases and the resultant environmental contamination. However, it may become necessary for the BRA to perform certain activities to facilitate the successful completion of the Project. Any Eligible Activities conducted by the BRA or any developer that may participate in the project that are authorized under this Plan will be reimbursed by funds captured through the tax increment revenues generated on the Eligible Property. The Authority will enter into a Reimbursement/Developer Agreement that will establish their respective obligations to reimburse costs of the Eligible Activities and interest implemented on the Eligible Property. The reimbursement of any interest will be at a rate negotiated through the Reimbursement/Developer Agreement. The County BRA may collect tax revenue for an additional five years after all Eligible Activities are reimbursed, pursuant to Section 13(5) of the Act, as stated in the Reimbursement/Developer Agreement.

Costs for Eligible Activities conducted on the CVS Development Parcels properties may be financed through the procurement of a Brownfield Redevelopment Loan (BRL) from the Michigan Department of Environmental Quality if such a loan is awarded to the BRA. Principal and interest on the loan funds would in turn be repayed through tax increment revenues captured pursuant to this Plan.

2.4 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS (MCL 125.2663(1)(e))

It is not the intention of the BRA to incur note or bonded indebtedness with respect to financing this Plan. Eligible Activities not reimbursed or otherwise covered by the parties responsible for the UST releases and the resultant environmental contamination, and that may be undertaken by the BRA or property developers, will only be reimbursed from tax increment revenues generated from the Eligible Property.

2.5 DURATION OF BROWNFIELD PLAN (MCL 125.2663(1)(f))

If necessary for reimbursement, tax increment revenue capture will continue through 2032 on the Eligible Property. The Eligible Property will become a part of this Plan on the date this Plan is approved by the Grand Traverse County Board of Commissioners. The date of tax capture shall commence during the year that eligible activities begin or the immediate following year.

2.6 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS (MCL 125.2663(1)(g))

It is the intention of the BRA to collect only so much tax increment revenues as are required to reimburse the approved costs for Eligible Activities incurred by the BRA, TVC Traverse City Company, LLC, or any future prospective developer and interest thereon pursuant to this Plan and the Reimbursement/Developer Agreement, and the amounts to be deposited into the LSRRF as described in Paragraph 12 below and the Reimbursement/Developer Agreement, as well as approved administrative costs as allowed under the Act. In the event that eligible activities exceed

\$6,402,500, this Plan may be amended in accordance with the Act. Estimates of the captured taxable values and tax increment revenues are provided in Attachment 3.

2.7 LEGAL DESCRIPTION, PROPERTY MAP, STATEMENT OF CHARACTERISTICS THAT QUALIFY THE PROPERTY AS ELIGIBLE PROPERTY AND STATEMENT AS TO PERSONAL PROPERTY (MCL 125.2663(1)(h))

Included as Attachment 1 to this Plan are the Property legal description and a Property map. The property included within this Plan is an Eligible Property because it meets the definition of a facility under Part 201 of NREPA or adjoins parcels that meet the definition of a facility and the development of these adjoining parcels is estimated to increase the captured taxable value of the remaining parcels within the Eligible Property as discussed in Section 1.4. Personal property is included as part of the Eligible Property.

2.8 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES (MCL 125.2663(1)(i))

There are residents on some of the properties which are locations of Eligible Activities described in this Plan. It is estimated at this time that there are approximately 30 residents within the Eligible Property. However, based on the Eligible Activities and the locations where they will be conducted, there are no families that will be displaced.

2.9 PLAN FOR RELOCATION OF DISPLACED PERSONS (MCL 125.2663(1)(j))

There are no persons residing on the Eligible Property to which this Plan applies that will require relocation to facilitate the completion of the Eligible Activities. Therefore, there is no need for a relocation plan.

2.10 PROVISIONS FOR RELOCATION COSTS (MCL 125.2663(1)(k))

There are no persons residing on the Eligible Properties to which this Plan applies that will require relocation to facilitate the completion of the Eligible Activities. Therefore, there is no need for the provision of relocation costs.

2.11 STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW (MCL 125.2663(1)(l))

There are no persons residing on the Eligible Property to which this Plan applies that will require relocation to facilitate the completion of the Eligible Activities. Therefore, there is no need for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

2.12 DESCRIPTION OF PROPOSED USE OF LOCAL SITE REMEDIATION REVOLVING FUND (MCL 126.2663(1)(m))

The BRA has established a Local Site Remediation Revolving Fund ("LSRRF"). The LSRRF will be used for purposes authorized under the Act to conduct eligible environmental activities approved under this Plan that are not undertaken or otherwise reimbursed by the parties responsible for the UST releases and the resultant environmental contamination or activities to be undertaken by

developers utilizing other sources of funding. The LSRRF consists of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of the Act, under this Plan and any other plan of the BRA. It may also include funds appropriated or otherwise made available from public or private sources. The rate and schedule of incremental tax capture for the LSRRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration; total annual capture; project economic factors; level of existing LSRRF funding; projected needs for the LSRRF funds; and amount of school tax capture available in accordance with the Act.

It is the intent of the BRA to have the ability to capture funds as permitted by the Act and deposit them into a LSRRF, as funds are available. If available, the funds will be utilized as approved by the BRA in accordance with the Act. No funds from the LSRRF will be applied to this Plan without approval by the BRA.

2.13 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

Conducting the Eligible Activities approved in this Plan will result in significantly measurable economic benefit to the Eligible Property. The Eligible Activities will provide for a sustained remediation of the commingled groundwater contaminant plume beneath the Eligible Property, as well as the remediation of significant soil contamination currently present on several of the parcels. Remediation of the Eligible Property will remove impediments to redevelopment and reuse, including currently impaired and vacant parcels, remove the stigma associated with the Eligible Property, and promote the City’s development plan which includes the Eligible Property and surrounding area as the western gateway to downtown Traverse City. Redevelopment of the Eligible Property may also assist in the creation of jobs, as remediation of the Eligible Property will promote the redevelopment potential.

3.0 LIST OF ATTACHMENTS

The following attachments are provided herein and are part of this Plan.

SITE MAPS

- Figure 1. Property Location Map
- Figure 2. Brownfield Plan Property Boundary Map
- Figure 3. Eligible Activities By Area

TABLES

- Table 1. Summary of Property Conditions
- Table 2. Summary of Groundwater Analytical Results
- Table 3. Summary of Eligible Activities By Area

ATTACHMENTS

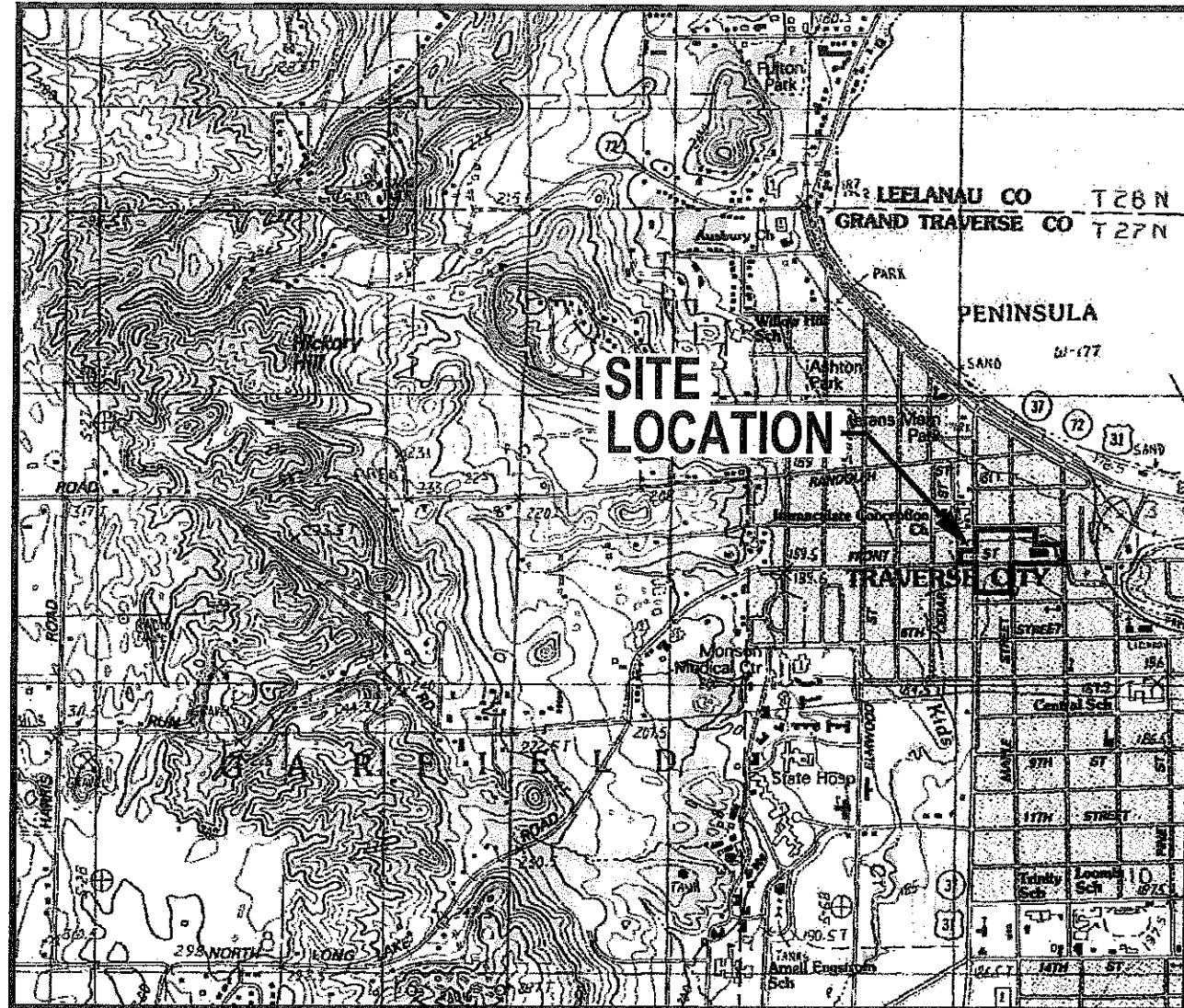
- Attachment 1. Property Legal Description
- Attachment 2. Groundwater Contaminant Distribution Maps
- Attachment 3. Tax Increment Financing

SITE MAPS

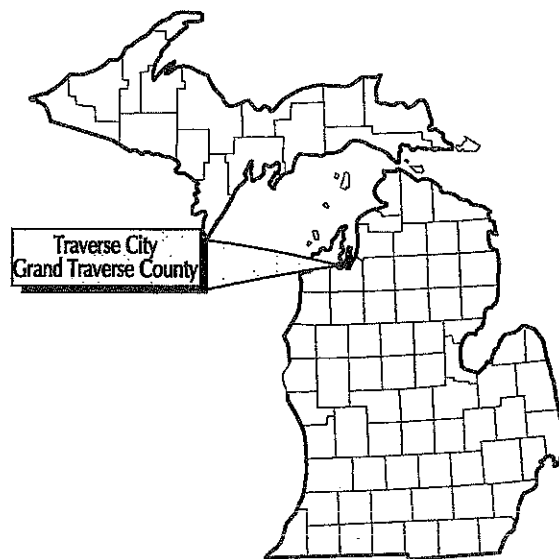
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TAKEN FROM 7.5 MINUTE SERIES TOPOGRAPHIC MAP
TRAVERSE CITY SW QUADRANGLE, 1983
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HORIZON ENVIRONMENTAL

PROJECT NUMBER:
OBH-0103

Four Corners Site
Traverse City, Michigan

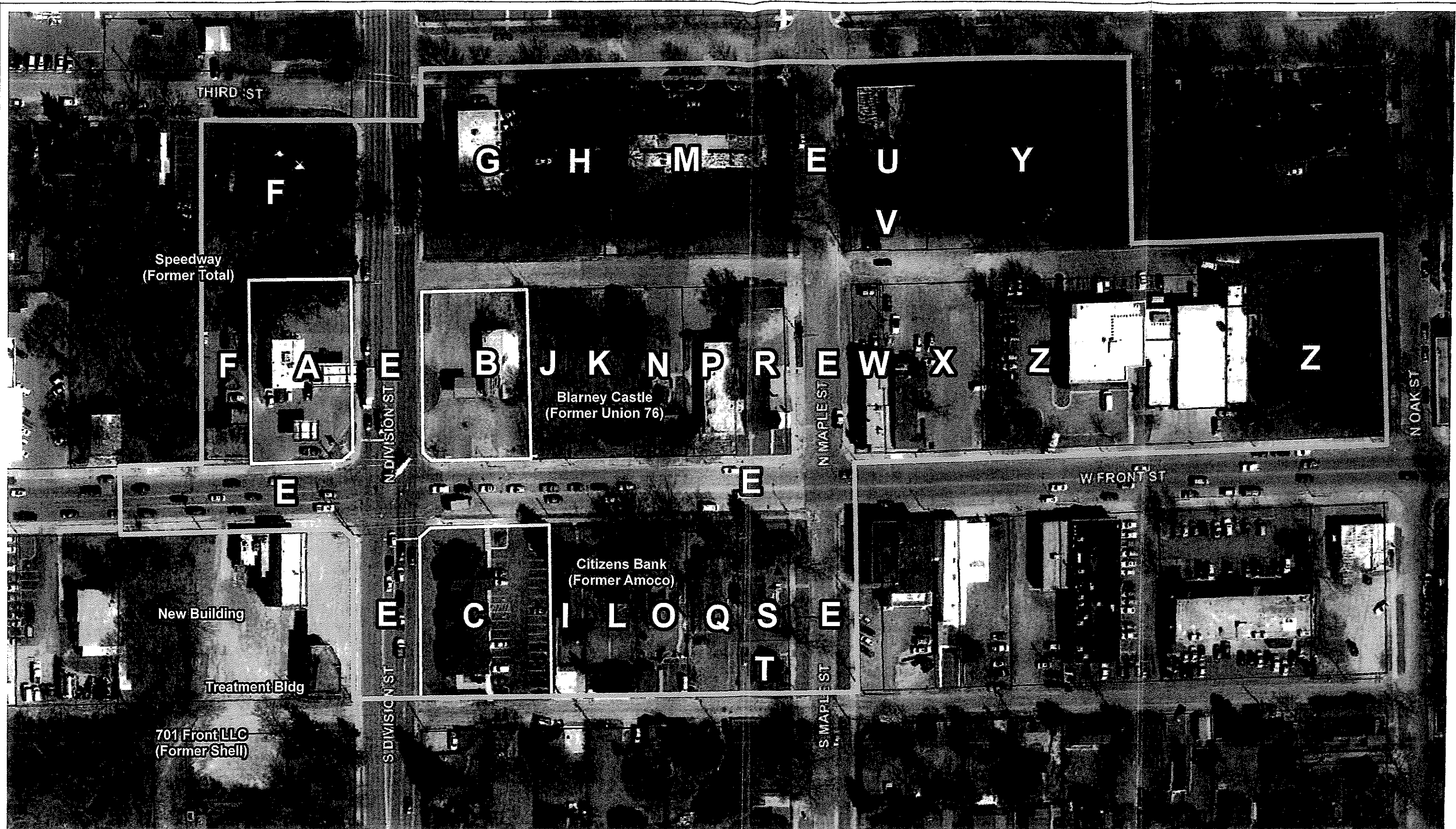
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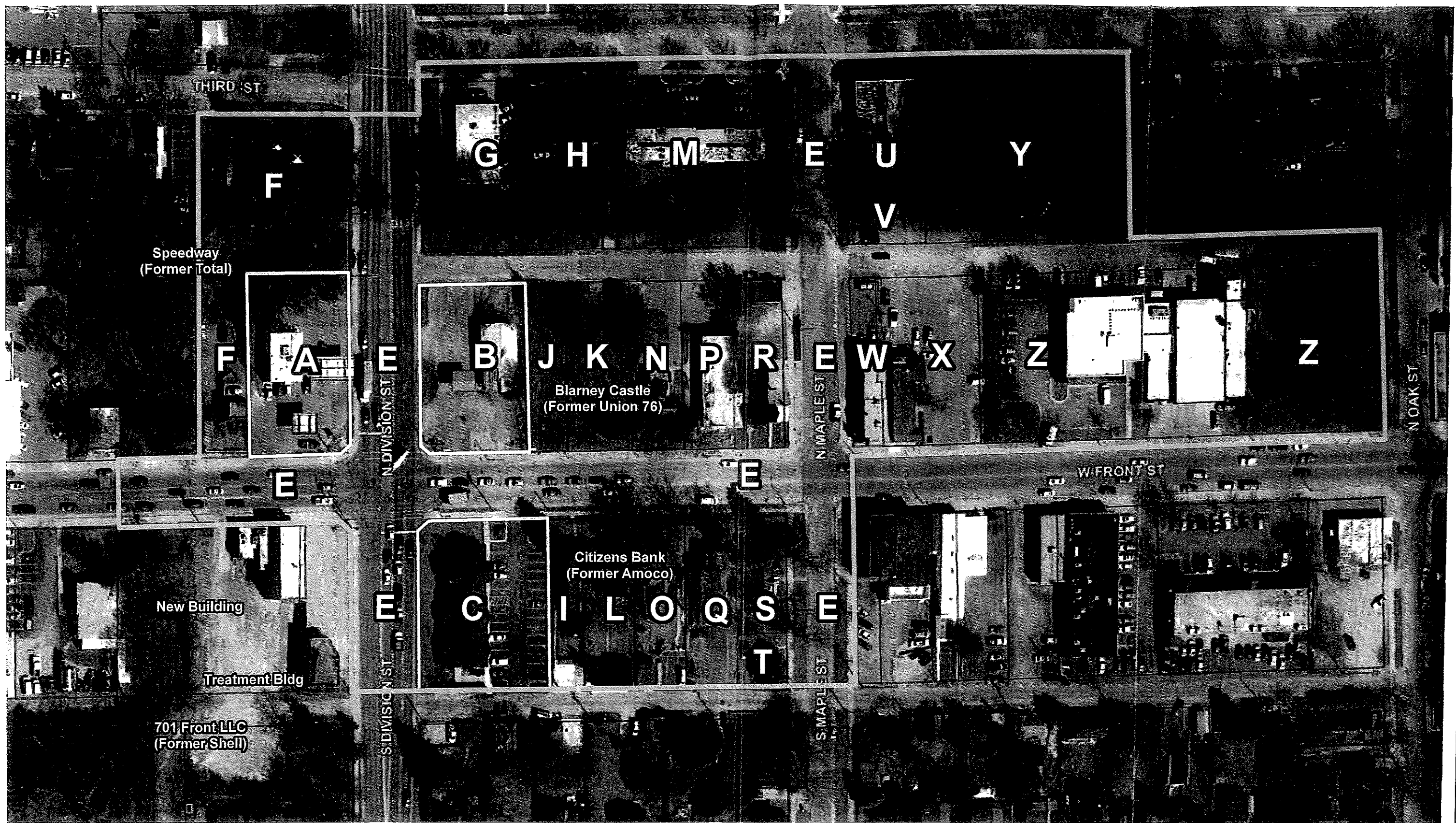
PROPERTY LOCATION MAP

NOVEMBER 2011

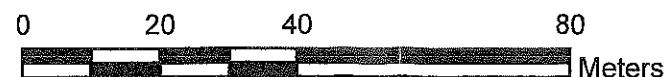
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HORIZON ENVIRONMENTAL		OBH-0103
Brownfield Plan Eligible Property Boundary Map		Figure Number
Four Corners Area Traverse City, Michigan		2
		January, 2012



Project Boundary



HORIZON ENVIRONMENTAL

Brownfield Plan Eligible Property
Boundary Map

Four Corners Area
Traverse City, Michigan

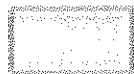
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Figure Number

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January, 2012

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Part 201 Unrestricted
Residential (Including
GSI Criteria)



Part 201 Unrestricted
Non-Residential



HORIZON ENVIRONMENTAL

Cleanup Goals and Area
Designations for Eligible Activities

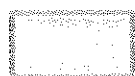
Four Corners Area
Traverse City, Michigan

OBH-0103

Figure Number

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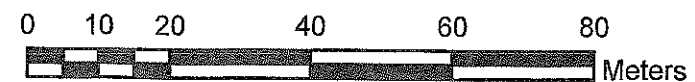
January, 2012



Part 201 Unrestricted
Residential (Including
GSI Criteria)



Part 201 Unrestricted
Non-Residential



HORIZON ENVIRONMENTAL

Cleanup Goals and Area
Designations for Eligible Activities

Four Corners Area
Traverse City, Michigan

OBH-0103

Figure Number

3

January, 2012

TABLE 1. SUMMARY OF PROPERTY CONDITIONS

Four Corners Property
Traverse City, Michigan

AREA ID (Fig. 3)	AREA NAME	LUST INCIDENT	LUST STATUS	CURRENT KNOWN CONDITIONS	ACTIONS TAKEN TO DATE	CURRENT USE
1	Speedway/Former Total Petroleum	C-1931-92	Open	Free product present on east near dispensers and southeast corner. Dissolved phase contamination present on east and southeast.	Investigation, quarterly groundwater monitoring, design of remediation system, and installation of multi- phase extraction wells.	Convenience store/gasoline retail
2	Former Grand Traverse Union 76 (Union 76)	C-0036-94	Open	Current conditions unknown. Prior investigations detected free phase product on west and southwest sides.	Site investigations. Soil removal from tank vault. Air sparge/SVE system operated from ~12/09 - 3/11.	Vacant Proposed redevelopment as a CVS pharmacy
3	Former Finch's Amoco	C-0121-91	Open	Dissolved phase contamination present across northern third of property. Free product suspected beneath the northwest corner and adjacent areas.	Site investigation. Installation and operation of a vacuum enhanced remediation system by DEQ for several years, ending in ~2004.	Citizens Bank
4	Public ROW (i.e., street intersection within bounds of the four LUST properties).			Significant hydrocarbon source mass is present in the smear zone and the upper five to seven feet of the saturated interval.	No remedial actions to date. DEQ installing a MPE system in N. Division for future use (2011-12).	N. Division and W. Front Streets
5	Downgradient, commingled plume			Dissolved phase hydrocarbon contamination in excess of Part 201 generic Residential criteria.	Partial site investigation of extent of impacted groundwater.	Mix of public thoroughfares, private commercial and residential parcels and municipal operations

Table 2
Summary of Groundwater Analytical Results
Four Corners Site
Traverse City, Michigan

Sample Location Lab Sample ID Sampled By Analyzed By Sample Date Sample Depth (Fe)	Target Method Detection Limit	Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Groundwater Contact Criteria	Water Solubility Criteria	Final Acute Value Criteria	EW-6 1102501-10 Horizon ALS 2/22/2011	MW-101 AB79207 DEQ DEQ 7/28/2011	MW-102 AB79211 DEQ DEQ 7/28/2011	MW-103 AB79208 DEQ DEQ 7/28/2011
<i>Volatiles</i>											
Benzene {1}	1	5.0 {A}	200 {X}	5600	11000	1.75E+6	1900	24	<500	1100	<20
2-Butanone (MEK) {1}	25	13000	2200	2.4E+8 {S}	2.4E+8 {S}	2.4E+8	40000	--	--	--	--
Cyclohexane	NA	NA	NA	NA	NA	NA	ID	--	<2500	360	<100
Ethylbenzene {1}	1	74 {E}	18	1.1E+5	1.7E+5 {S}	1.69E+5	320	590	1200	1600	710
Isopropyl benzene {1}	5	800	28	56000 {S}	56000 {S}	56000	500	--	<500	66	53
p-Isopropyltoluene	5	NA	NA	NA	NA	NA	ID	--	<500	<50	<20
2-Methylnaphthalene	5	260	19	ID	25000 {S}	24600	340	--	<2500	<250	<100
4-Methyl-2-pentanone (MIBK) {1}	50	1800	ID	2.0E+7 {S}	1.3E+7	2.0E+7	ID	--	--	--	--
Naphthalene	5	520	11	31000 {S}	31000 {S}	31000	200	--	<2500	380	390
n-Propylbenzene {1}	1	80	ID	ID	15000	NA	ID	--	<500	160	120
Tetrahydrofuran	90	95	11000 {X}	6.9E+6	1.6E+6	1.0E+9	150000	--	<2500	<250	<100
Toluene {1}	1	790 {E}	270	5.3E+5 {S}	5.3E+5 {S}	5.26E+5	2600	2100	26000	3900	1100
1,2,3-Trimethylbenzene {1}	1	NA	NA	NA	NA	NA	ID	--	710	400	660
1,2,4-Trimethylbenzene {1}	1	63 {E}	17	56000 {S}	56000 {S}	55890	310	790	2200	1300	2100
1,3,5-Trimethylbenzene {1}	1	72 {E}	45	61000 {S}	61000 {S}	61150	810	200	<500	330	500
Xylene, o	1	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	2500	3200	1400	1500
Xylene, p&m	2	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	5100	6800	4500	4200
Xylene (Total)	3	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	7500	--	--	--

Table 2
Summary of Groundwater Analytical Results
Four Corners Site
Traverse City, Michigan

Sample Location Lab Sample ID Sampled By Analyzed By Sample Date Sample Depth (Ft.)	Target Method Detection Limit	Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Groundwater Contact Criteria	Water Solubility Criteria	Final Acute Value Criteria	MW-105 AB79209 DEQ DBQ 7/28/2011	MW-108 AB79210 DEQ DBQ 7/28/2011	MW-112 S 1102501-1 Horizon ALS 2/21/2011	MW-112 S DUP 1102501-2 Horizon ALS 2/21/2011
Volatiles	Units										
Benzene {}	1 ug/L	5.0 {A}	200 {X}	5600	11000	1.75E+6	1900	1000	3.0	940	900
2-Butanone (MEK) {}	25 ug/L	13000	2200	2.4E+8 {S}	2.4E+8 {S}	2.4E+8	40000	--	6.9	--	--
Cyclohexane	NA ug/L	NA	NA	NA	NA	NA	ID	380	20	--	--
Ethylbenzene {}	1 ug/L	74 {E}	18	1.1E+5	1.7E+5 {S}	1.69E+5	320	1200	14	22	20
Isopropyl benzene {}	5 ug/L	800	28	56000 {S}	56000 {S}	56000	500	49	2.0	--	--
P-Isopropyltoluene	5 ug/L	NA	NA	NA	NA	NA	ID	<20	<1.0	--	--
2-Methylnaphthalene	5 ug/L	260	19	ID	25000 {S}	24600	340	<100	<5.0	--	--
4-Methyl-2-pentanone (MIBK) {}	50 ug/L	1800	ID	2.0E+7 {S}	1.3E+7	2.0E+7	ID	--	9.5	--	--
Naphthalene	5 ug/L	520	11	31000 {S}	31000 {S}	31000	200	340	12	--	--
n-Propylbenzene {}	1 ug/L	80	ID	ID	15000	NA	ID	91	3.6	--	--
Tetrahydrofuran	90 ug/L	95	11000 {X}	6.9E+6	1.6E+6	1.0E+9	150000	<100	<5.0	--	--
Toluene {}	1 ug/L	790 {E}	270	5.3E+5 {S}	5.3E+5 {S}	5.26E+5	2600	2400	6.6	5.3	4.6
1,2,3-Trimethylbenzene {}	1 ug/L	NA	NA	NA	NA	NA	ID	330	20	--	--
1,2,4-Trimethylbenzene {}	1 ug/L	63 {E}	17	56000 {S}	56000 {S}	55890	310	860	55	52	47
1,3,5-Trimethylbenzene {}	1 ug/L	72 {E}	45	61000 {S}	61000 {S}	61150	810	220	18	8.0	6.9
Xylene, o	1 ug/L	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	1500	28	1.8	1.5
Xylene, p&m	2 ug/L	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	3900	110	190	210
Xylene (Total)	3 ug/L	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	--	--	270	210

Table 2
Summary of Groundwater Analytical Results
Four Corners Site
Traverse City, Michigan

Sample Location Lab Sample ID Sampled By Analyzed By Sample Date Sample Depth (ft.)	Target Method Detection Limit	Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Criteria	Groundwater Contact Criteria	Water Solubility Criteria	Final Acute Value Criteria	MW-112 M 1102501-3 Horizon ALS 2/21/2011	MW-112 D 1102501-5 Horizon ALS 2/21/2011	MW-113 S 1102501-7 Horizon ALS 2/21/2011	MW-113 M 1102501-8 Horizon ALS 2/21/2011
Volatiles											
Benzene {}	1	5.0 {A}	200 {X}	5600	11000	1.75E+6	1900	1900	<1.0	<1.0	<1.0
2-Butanone (MEK) {}	25	13000	2200	2.4E+8 {S}	2.4E+8 {S}	2.4E+8	40000	---	---	---	---
Cyclohexane	NA	NA	NA	NA	NA	NA	ID	---	---	---	---
Ethylbenzene {}	1	74 {E}	18	1.1E+5	1.7E+5 {S}	1.69E+5	320	4.9	<1.0	<1.0	<1.0
Isopropyl benzene {}	5	800	28	56000 {S}	56000 {S}	56000	500	---	---	---	---
p-Isopropyltoluene	5	NA	NA	NA	NA	NA	ID	---	---	---	---
2-Methylnaphthalene	5	260	19	ID	25000 {S}	24600	340	---	---	---	---
4-Methyl-2-pentanone (MIBK) {}	50	1800	ID	2.0E+7 {S}	1.3E+7	2.0E+7	ID	---	---	---	---
Naphthalene	5	520	11	31000 {S}	31000 {S}	31000	200	---	---	---	---
n-Propylbenzene {}	1	80	ID	ID	15000	NA	ID	---	---	---	---
Tetrahydrofuran	90	95	11000 {X}	6.9E+6	1.6E+6	1.0E+9	150000	---	---	---	---
Toluene {}	1	790 {E}	270	5.3E+5 {S}	5.3E+5 {S}	5.26E+5	2600	4.4	<1.0	<1.0	<1.0
1,2,3-Trimethylbenzene {}	1	NA	NA	NA	NA	NA	ID	---	---	---	---
1,2,4-Trimethylbenzene {}	1	63 {E}	17	56000 {S}	56000 {S}	55890	310	47	<1.0	<1.0	<1.0
1,3,5-Trimethylbenzene {}	1	72 {E}	45	61000 {S}	61000 {S}	61150	810	7.0	<1.0	<1.0	<1.0
Xylene, o	1	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	5.9	<1.0	<1.0	<1.0
Xylene, p&m	2	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	190	<1.0	<1.0	<1.0
Xylene (Total)	3	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	200	<3.0	<3.0	<3.0

Table 2
Summary of Groundwater Analytical Results
Four Corners Site
Traverse City, Michigan

Sample Location Lab Sample ID Sampled By Analyzed By Sample Date Sample Depth (Ft.)	Target Method Detection Limit	Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Groundwater Contact Criteria	Water Solubility Criteria	Final Acute Value Criteria	MW-115 M 1102501-6 Horizon ALS 2/21/2011	MW-116M AB70689 MDEQ MGEQ 2/22/2011	MW-117 AB79206 DEQ DEQ 7/27/2011	MW-121 AB79205 DEQ DEQ 7/27/2011
<i>Volatiles</i>											
Benzene (1)	1	5.0 {A}	200 {X}	5600	11000	1.75E+6	1900	2900	ND	480	53
2-Butanone (MEK) (1)	25	13000	2200	2.4E+8 {S}	2.4E+8 {S}	2.4E+8	40000	--	--	--	--
Cyclohexane	NA	NA	NA	NA	NA	NA	ID	--	ND	<250	<5.0
Ethylbenzene (1)	1	74 {E}	18	1.1E+5	1.7E+5 {S}	1.69E+5	320	1.4	ND	65	1.3
Isopropyl benzene (1)	5	800	28	56000 {S}	56000 {S}	56000	500	--	ND	<50	<1.0
p-Isopropyltoluene	5	NA	NA	NA	NA	NA	ID	--	ND	<50	<1.0
2-Methylnaphthalene	5	260	19	ID	25000 {S}	24600	340	--	ND	<250	<5.0
4-Methyl-2-pentanone (MIBK) (1)	50	1800	ID	2.0E+7 {S}	1.3E+7	2.0E+7	ID	--	--	--	--
Naphthalene	5	520	11	31000 {S}	31000 {S}	31000	200	--	ND	<250	<5.0
n-Propylbenzene (1)	1	80	ID	ID	15000	NA	ID	--	ND	56	<1.0
Tetrahydrofuran	90	95	11000 {X}	6.9E+6	1.6E+6	1.0E+9	150000	--	ND	<250	<5.0
Toluene (1)	1	790 {E}	270	5.3E+5 {S}	5.3E+5 {S}	5.26E+5	2600	2.8	ND	640	<1.0
1,2,3-Trimethylbenzene (1)	1	NA	NA	NA	NA	NA	ID	--	ND	620	<1.0
1,2,4-Trimethylbenzene (1)	1	63 {E}	17	56000 {S}	56000 {S}	55890	310	<1.0	ND	1700	2.0
1,3,5-Trimethylbenzene (1)	1	72 {E}	45	61000 {S}	61000 {S}	61150	810	<1.0	ND	630	<1.0
Xylene, o	1	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	2.9	ND	1300	<1.0
Xylene, p&m	2	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	160	ND	1300	<2.0
Xylene (Total)	3	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	160	--	2000	--

Table 2
Summary of Groundwater Analytical Results
Four Corners Site
Traverse City, Michigan

Sample Location Lab Sample ID Sampled By Analyzed By Sample Date Sample Depth (Ft.)	Target Method Detection Limit	Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Groundwater Contact Criteria	Water Solubility Criteria	Final Acute Value Criteria	MW-A7 AB70692 MDEQ MDEQ 2/22/2011	MW-A8 AB70690 MDEQ MDEQ 2/22/2011	MW-A15 AB70691 MDEQ MDEQ 2/22/2011	MW-A18 1102501-11 Horizon ALS 2/22/2011
<i>Volatiles</i>											
Benzene {}	1	5.0 {A}	200 {X}	5600	11000	1.75E+6	1900	270	44	ND	<1.0
2-Butanone (MEK) {}	25	13000	2200	2.4E+8 {S}	2.4E+8 {S}	2.4E+8	40000	---	---	---	---
Cyclohexane	NA	NA	NA	NA	NA	NA	ID	58	280	ND	---
Ethylbenzene {}	1	74 {E}	18	1.1E+5	1.7E+5 {S}	1.69E+5	320	270	790	ND	15
Isopropyl benzene {}	5	800	28	56000 {S}	56000 {S}	56000	500	2.2	39	ND	---
p-Isopropyltoluene	5	NA	NA	NA	NA	NA	ID	ND	1.6	ND	---
2-Methylnaphthalene	5	260	19	ID	25000 {S}	24600	340	ND	22	ND	---
4-Methyl-2-pentanone (MIBK) {}	50	1800	ID	2.0E+7 {S}	1.3E+7	2.0E+7	ID	---	---	---	---
Naphthalene	5	520	11	31000 {S}	31000 {S}	31000	200	ND	140	ND	---
n-Propylbenzene {}	1	80	ID	ID	15000	NA	ID	2.2	110	ND	---
Tetrahydrofuran	90	95	11000 {X}	6.9E+6	1.6E+6	1.0E+9	150000	110	ND	ND	---
Toluene {}	1	790 {E}	270	5.3E+5 {S}	5.3E+5 {S}	5.26E+5	2600	29	31	ND	<1.0
1,2,3-Trimethylbenzene {}	1	NA	NA	NA	NA	NA	ID	10	180	ND	---
1,2,4-Trimethylbenzene {}	1	63 {E}	17	56000 {S}	56000 {S}	55890	310	28	720	ND	140
1,3,5-Trimethylbenzene {}	1	72 {E}	45	61000 {S}	61000 {S}	61150	810	4.9	190	ND	76
Xylene, o	1	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	5.1	92	ND	---
Xylene, p&m	2	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	840	2400	ND	1.7
Xylene (Total)	3	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	---	---	---	30
											31

Table 2
Summary of Groundwater Analytical Results
Four Corners Site
Traverse City, Michigan

Sample Location Lab Sample ID Sampled By Analyzed By Sample Date Sample Depth (Ft.)	Target Method Detection Limit	Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Groundwater Contact Criteria	Water Solubility Criteria	Final Acute Value Criteria	MW-124 1102501-9 Horizon ALS 2/22/2011	Equipment Blank 1102501-4 Horizon ALS 2/21/2011	Trip Blank 1102501-12 Horizon ALS 2/22/2011
<i>Volatiles</i>										
Benzene {}	1	5.0 {A}	200 {X}	5600	11000	1.75E+6	1900	<1.0	<1.0	<1.0
2-Butanone (MEK) {}	25	13000	2200	2.4E+8 {S}	2.4E+8 {S}	2.4E+8	40000	--	--	--
Cyclohexane	NA	NA	NA	NA	NA	NA	ID	--	--	--
Ethylbenzene {}	1	74 {E}	18	1.1E+5	1.7E+5 {S}	1.69E+5	320	<1.0	<1.0	<1.0
Isopropyl benzene {}	5	800	28	56000 {S}	56000 {S}	56000	500	--	--	--
P-Isopropyltoluene	5	NA	NA	NA	NA	NA	ID	--	--	--
2-Methylnaphthalene	5	260	19	ID	25000 {S}	24600	340	--	--	--
4-Methyl-2-pentanone (MIBK) {}	50	1800	ID	2.0E+7 {S}	1.3E+7	2.0E+7	ID	--	--	--
Naphthalene	5	520	11	31000 {S}	31000 {S}	31000	200	--	--	--
n-Propylbenzene {}	1	80	ID	ID	15000	NA	ID	--	--	--
Tetrahydrofuran	90	95	11000 {X}	6.9E+6	1.6E+6	1.0E+9	150000	--	--	--
Toluene {}	1	790 {E}	270	5.3E+5 {S}	5.3E+5 {S}	5.26E+5	2600	<1.0	<1.0	<1.0
1,2,3-Trimethylbenzene {}	1	NA	NA	NA	NA	NA	ID	--	--	--
1,2,4-Trimethylbenzene {}	1	63 {E}	17	56000 {S}	56000 {S}	55890	310	<1.0	<1.0	<1.0
1,3,5-Trimethylbenzene {}	1	72 {E}	45	61000 {S}	61000 {S}	61150	810	<1.0	<1.0	<1.0
Xylene, o	1	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	<1.0	<1.0	<1.0
Xylene, p&m	2	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	<1.0	<1.0	<1.0
Xylene (Total)	3	280 {E}	41	1.9E+5 {S}	1.9E+5 {S}	1.86E+5	730	<3.0	<3.0	<3.0

Table 2
Summary of Groundwater Analytical Results
Four Corners Site
Traverse City, Michigan

Criteria from RRD Op Memo 1, Part 201 Rule 299-5744 January 23, 2006
» Target Method Detection Limit (TMDL) from MDEQ RRD Operational Memo#2 July 5, 2007.

Results Qualifiers:

Bolded value denotes parameter detected above detection limit

Shaded values exceed TMDL and Residential Drinking Water Criteria.

Boxed values exceed TMDL and Groundwater Surface Water Interface Criteria.

Underlined values exceed TMDL and Final Acute Values (FAV)

Criteria Qualifiers:

{A} Criterion is MII Drinking Water Standard

{E} Criterion is the aesthetic DW value

{I} Hazardous substance may exhibit the characteristic of ignitability

{S} Criterion defaults to the chemical-specific water solubility limit

{X} GSI shown is not protective for surface water that is used as a drinking water source

NA = Criterion or value is not available, or not applicable

ND=Not Detected.

--- =Not Analysis.

TABLE 3. SUMMARY OF ELIGIBLE ACTIVITIES BY AREA

Four Corners Property
Traverse City, Michigan

AREA ID (Fig.3)	AREA NAME	CURRENT CONTAMINATION RISK FACTORS	OBJECTIVE	NECESSARY ACTIVITIES
1	Speedway/Former Total Petroleum	(1) Free phase product present. Offsite migration possible (2) Dissolved phase groundwater contamination migrating off-site. (3) Soil contamination in the smear zone.	Source removal (free phase product) and dissolved phase groundwater and soil remediation.	(1) Commence and continue remediation system operation (MPE) as needed. Subsurface infrastructure in place. (2) Conduct groundwater monitoring.
2	Former Grand Traverse Union 76 (Union 76)	(1) Free phase product adjoining site. (2) Dissolved phase groundwater contamination migrating off-site. (3) Soil contamination in the smear zone. (4) Soil contamination in vadose zone.	Assess current site conditions. Develop site-specific remedial plan. Treatment of ground water contamination. Source removal (free phase product), contaminated soil, and dissolved phase groundwater remediation.	(1) Site investigation/determination of current site soil and groundwater conditions. (2) Develop remediation strategy. (3) Conduct soil remediation to remove any source locations. (4) Install and operate groundwater remediation system. (5) Conduct groundwater monitoring.
3	Former Finch's Amoco	(1) Free phase product possible at site perimeter. (2) Dissolved phase groundwater contamination migrating off-site.	Assess current site conditions. Dissolved phase groundwater remediation. May also require free phase product recovery.	(1) Groundwater sampling & analysis (2) Evaluate remedial alternatives. (3) Treat dissolved phase contamination in groundwater (4) Conduct quarterly groundwater monitoring.

TABLE 3. SUMMARY OF ELIGIBLE ACTIVITIES BY AREA

Four Corners Property
Traverse City, Michigan

AREA ID (Fig. 3)	AREA NAME	CURRENT CONTAMINATION RISK FACTORS	OBJECTIVE	NECESSARY ACTIVITIES
4	Public ROW (i.e., street intersection within bounds of the four LUST properties).	(1) Free phase product migrating off-site. (2) Dissolved phase groundwater contamination migrating off-site. (3) Soil contamination in the smear zone.	Assess current site conditions. Source removal (free phase product) and dissolved phase groundwater remediation.	(1) Groundwater sampling & analysis (2) MPE well installation (DEQ, May 2011). (3) Design, install & operate MPE remediation system (DEQ to implement in 2012). (4) Operate and maintain system.
5	Downgradient, commingled plume	(1) Potential for free phase product to be present. (2) Dissolved phase groundwater contamination migrating off-site.	Assess current site conditions. Determine appropriate contaminant plume remediation management strategy based on actual site conditions and progress of remediation in other management areas.	(1) Groundwater sampling & analysis (2) Complete plume delineation on downgradient portion. (3) Evaluate remedial alternatives. (4) Conduct groundwater monitoring. (5) Monitor hydraulic connection between Kids Creek and groundwater and verify losing stream conditions at all times during hydrologic cycle. (6) Implement remedial enhancement opportunities.

ATTACHMENT 1: FOUR CORNERS PROPERTY DESCRIPTION SUMMARY TABLE
N. Division and W. Front Streets, Traverse City MI 49864

PARCEL MAP ID	PARCEL ID NO.	PARCEL ELIGIBILITY	PARCEL USE	PARCEL ADDRESS	PARCEL OWNER	PARCEL OWNER ADDRESS	PARCEL LEGAL DESCRIPTION
A	51-690-015-00	Facility	Nonresidential - Gasoline Convenience Store	706 W FRONT ST TRAVERSE CITY MI 49684	SPEEDWAY SUPERAMERICA LLC	539 SOUTH MAIN STREET FINDLAY, OH 45840	E 100 FT OF LOT 14 BLK 5 HANNAH LAY & CO'S 1ST SUB. EXC SEWER R/W ALSO EXC THT PRT DES AS COM SE COR OF SAID LOT 14 TH W 10 FT TH NELY TO A POINT 10 FT N OF SE COR LOT 14 TH S 10 FT TO POB
B	51-654-074-00	Facility	Nonresidential - Vacant	626 W FRONT ST TRAVERSE CITY MI 49684	BLARNEY CASTLE OIL CO	PO BOX 246 BEAR LAKE MI 49614	LOTS 25-26-27-28 BLK 15 HANNAH LAY & CO'S 10TH ADD. EXC THT PRT OF LOT 28 DES AS COM AT SW COR LOT 28 TH E 10 FT TH NWLY TO A PT ON W LINE LOT 28 10 FT N OF SW COR TH S 10 FT TO POB, ALSO EXC W 3 FT OF SAID LOT 28
C	51-654-075-10	Facility	Nonresidential - Bank	627 W FRONT ST TRAVERSE CITY MI 49864	WJS OF TRAVERSE CITY LLC	16117 ARBOR TRAIL TRAVERSE CITY MI 49686	LOTS 1 THRU 4 AND THE W 1/2 FT OF LOT 5 BLK 16 HANNAH LAY & CO'S 10TH ADD EXC THT PRT OF LOT 1 DES AS COM NW COR OF LOT 1 TH E 10 FT TH SWLY TO A PT 10 FT S OF NW COR TH N 10 FT TO POB
D						INTENTIONALLY OMITTED	
E	51-99	Facility	Nonresidential - Public Thoroughfare	CITY RIGHT OF WAY	CITY OF TRAVERSE CITY	400 BOARDMAN AVE TRAVERSE CITY MI 49864	RIGHT OF WAY
F	51-690-014-00	Adjacent and Adjoining	Nonresidential - Commercial & Residential - Single Family Dwelling	710 W FRONT ST TRAVERSE CITY MI 49684	TEMPLETON J DEAN TRUST	PO BOX 71 TRAVERSE CITY MI 49685	E 25 FT OF LOT 13 & LOT 14 EXC E 100 FT BLOCK 5 EXC SEWER RIGHT OF WAY HANNAH LAY & CO'S FIRST
	51-690-005-00			115 N DIVISION ST TRAVERSE CITY MI 49684	HINES JACK & JEAN ANN	2434 N 141 ST LN GOODYEAR, AZ 85338	PART OF LOT 7 COM AT SE COR TH W 150 FT TH N 50 FT TH E 150 FT TH S 50 FT TO POB BLOCK 5 HANNAH LAY & CO'S 1ST SUB
G	51-654-064-00	Facility	Nonresidential - Offices	124 N DIVISION ST TRAVERSE CITY MI 49864	STOVER PAMELA TRUST	PO BOX 1148 TRAVERSE CITY MI 49685	LOTS 1 THRU 5 INCLUSIVE BLOCK 15 HANNAH LAY & CO'S 10TH ADD. EXC W 3 FT OF LOT 1 ALSO EXC E 2 FT OF W 5 FT OF S 32 FT OF LOT 1
H	51-654-066-00	Facility	Residential - Single Family Dwelling	617 THIRD ST TRAVERSE CITY MI 49684	ALLERS MARION V	617 THIRD ST TRAVERSE CITY MI 49684	LOTS 6 TO 7 BLK 15 HANNAH LAY & CO'S 10TH ADD
I	51-654-077-00	Facility	Nonresidential - Law Office	617 W FRONT ST TRAVERSE CITY MI 49684	CORCORAN MICHAEL P	615 W FRONT ST TRAVERSE CITY MI 49684	LOT 6 & E 8 FT OF LOT 5, BLOCK 16 HANNAH LAY & CO'S 10TH ADD
J	51-654-073-00	Facility	Nonresidential - Vacant	620 W FRONT ST TRAVERSE CITY MI 49864	SHUGART VERN M TRUST	12685 S MARINA VILLAGE DR TRAVERSE CITY MI 49864	LOT 24 & W 1/2 OF LOT 23 BLOCK 15 EXCEPT RIGHT OF WAY RIGHTS OF ADJOINING PROPERTY OWNERS HANNAH LAY & CO'S 10TH ADD.
K	51-654-072-00	Facility	Nonresidential - Vacant	618 W FRONT ST TRAVERSE CITY MI 49684			LOTS 21-22 & E 1/2 OF LOT 23, BLOCK 15 HANNAH LAY & CO'S 10TH ADD
L	51-654-078-00	Facility	Residential - Single Family Dwelling	615 W FRONT ST TRAVERSE CITY MI 49684	CORCORAN MICHAEL P	615 W FRONT ST TRAVERSE CITY MI 49684	LOTS 7-8 BLOCK 16 HANNAH LAY & CO'S 10TH ADD
M	51-874-000-00	Facility	Residential, Multi-Unit Condominiums	611 THIRD ST TRAVERSE CITY MI 49684	HORTON MELVIN E & COLLEEN J	611 THIRD ST TRAVERSE CITY MI 49684	WILLOW COVE CONDO MASTER
				(1) 611 THIRD ST TRAVERSE CITY MI 49684		611 THIRD ST 1 TRAVERSE CITY MI 49684	APARTMENT NO 1 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
				(2) 611 THIRD ST TRAVERSE CITY MI 49684		4202 THREE MILE ROAD BAY CITY MI 48706	APARTMENT NO 2 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
				(3) 611 THIRD ST TRAVERSE CITY MI 49684		6071 PENINSULA DR TRAVERSE CITY MI	3433 APARTMENT NO 3 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
				(4) 611 THIRD ST TRAVERSE CITY MI 49684	YANKEE WILLIAM & BEVERLY TRUST	611 THIRD ST 4 TRAVERSE CITY MI 49684	3433 APARTMENT NO 4 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
				(5) 611 THIRD ST TRAVERSE CITY MI 49684		611 THIRD ST 5 TRAVERSE CITY MI 49684	APT # 5 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
				(6) 611 THIRD ST TRAVERSE CITY MI 49684	BUNN ELIZABETH K	611 THIRD ST 6 TRAVERSE CITY MI 49684	APARTMENT NO 6 WILLOW CREEK CONDOMINIUM MASTER DEED REC IN L: 359 P: 718 THRU 723-
				(7) 611 THIRD ST TRAVERSE CITY MI 49684	DOYLE ANN MARIE	9260 SHAW ROAD WILLIAMSBURG MI 49690	APARTMENT NO 7 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
				(8) 605 THIRD ST TRAVERSE CITY MI 49684	COLLINS JO ANN TRUST	514 THIRD ST TRAVERSE CITY MI 49684	APARTMENT NO 8 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
				(9) 605 THIRD ST TRAVERSE CITY MI 49684	OUTCROP PROPERTIES	605 THIRD ST 9 TRAVERSE CITY MI 49864	APARTMENT NO 9 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
				(10) 605 THIRD ST TRAVERSE CITY MI 49684	ANDERSON ROBERT	605 THIRD ST 10 TRAVERSE CITY MI 49864	UNIT 10 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
				(11) 605 THIRD ST TRAVERSE CITY MI 49684	WALSH MARY L	605 THIRD ST 11 TRAVERSE CITY MI 49864	UNIT 11 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
				(12) 605 THIRD ST TRAVERSE CITY MI 49684	CSAP RICKY E	3055 PARKER PLACE DR TRAVERSE CITY MI 49684	APARTMENT NO 12 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
					CILKE ROBERT & ELEANOR TRUST		
N	51-654-071-00	Facility	Residential - Single Family Dwelling	612 FRONT ST TRAVERSE CITY MI 49684	SMITH RICHARD L & SHEN B	PO BOX 175 ELK RAPIDS MI 49629	LOTS 19-20 BLOCK 15 HANNAH LAY & CO'S 10TH ADD
O	51-654-079-00	Facility	Residential - Single Family Dwelling	611 W FRONT ST TRAVERSE CITY MI 49684	NASH LINDA L	611 W FRONT ST TRAVERSE CITY MI 49684	LOTS 9-10, BLOCK 16 HANNAH LAY & CO'S 10TH ADD.
P	51-654-070-00	Facility	Nonresidential - Commercial	606 W FRONT ST TRAVERSE CITY MI 49684	SMITH RICHARD L & SHEN B	PO BOX 175 ELK RAPIDS MI 49629	LOTS 17-18, BLOCK 15 HANNAH LAY & CO'S 10TH ADD.
Q	51-654-080-00	Facility	Residential - Single Family Dwelling	607 W FRONT ST TRAVERSE CITY MI 49684	NASH JOY K TRUST	611 W FRONT ST TRAVERSE CITY MI 49684	LOTS 11-12 BLOCK 16 HANNAH LAY & CO'S 10TH ADD.
R	51-654-069-00	Facility	Nonresidential - Commercial	600 W FRONT ST TRAVERSE CITY MI 49684	CLASSENS ROBERT L & SYLVIA A	420 DIVISION ST TRAVERSE CITY MI 49864	LOTS 15-16 BLOCK 15 HANNAH LAY & CO'S 10TH ADD
S	51-654-081-00	Facility	Residential - Single Family Dwelling	601 W FRONT ST TRAVERSE CITY MI 49684	CHAISSON REAL ESTATE CORP	8777 N BAY SHORE ELK RAPIDS MI 49629	LOTS 13-14 BLOCK 16 EXC SO 50 FT HANNAH LAY & CO'S 10TH ADD
T	51-654-082-00	Adjacent and Adjoining	Residential - Single Family Dwelling	110 S MAPLE ST TRAVERSE CITY MI 49684	RUSHING MONI K	110 S MAPLE ST TRAVERSE CITY MI 49684	SO 50 FT OF LOTS 13-14 BLOCK 16 HANNAH LAY & CO'S 10TH ADD
U	51-654-035-00	Adjacent and Adjoining	Nonresidential - Commercial	124 N MAPLE ST TRAVERSE CITY MI 49864	KNOTT INVESTMENTS LLC	402 W TENTH ST TRAVERSE CITY MI 49684	LOTS 1-2-3 BLOCK 12 HANNAH LAY & CO'S 10TH ADD EXC S 50 FT THEREOF
V	51-654-035-10	Facility	Nonresidential - Commercial	118 N MAPLE ST TRAVERSE CITY MI 49864	DEERING MICHAEL P & ROSEMARY	407 S UNION ST TRAVERSE CITY MI 49864	S 50 FT OF LOTS 1-2 & 3 INCLUSIVE BLK 12 H.L. & CO'S 10TH ADD
W	51-654-045-00	Facility	Nonresidential - Commercial	542 W FRONT ST TRAVERSE CITY MI 49684	DEERING MICHAEL P & ROSEMARY	407 S UNION ST TRAVERSE CITY MI 49864	PART OF LOTS 41-42 BLK 12 HANNAH LAY & CO'S 10TH ADD DES AS COM AT THE NW CORNER OF LOT 42 TH S 165 FT TH E 29.42 FT TH N 62.74 FT TH W 4.9 FT TH N 102.33 FT TH W 24.52 FT TO POB
X	51-654-044-00	Facility	Nonresidential - Commercial	540 W FRONT ST TRAVERSE CITY MI 49864	FREUND PHYLLIS A	2025 ARROWHEAD DR TRAVERSE CITY MI 49864	LOTS 38, 39, 40 THT PRT OF LOT 41, BLK 12, HANNAH LAY & CO'S 10TH ADD, DES AS LYING E OF A LINE COM AT SW COR LOT 42; TH E 29.42 FT TO POB; TH N 62.74 FT; TH W 4.9 FT; TH N 102.33 FT TO POB
Y	51-654-036-00	Facility	Nonresidential - Municipal	525 THIRD ST TRAVERSE CITY MI 49864	TRAVERSE CITY CITY OF	400 BOARDMAN AVE TRAVERSE CITY MI 49864	LOTS 4 THRU 11 INCL BLOCK 12 HANNAH LAY & CO'S 10TH ADD
Z	51-654-043-00	Facility	Nonresidential - Municipal	500 W FRONT ST TRAVERSE CITY MI 49864	TRAVERSE CITY CITY OF	400 BOARDMAN AVE TRAVERSE CITY MI 49864	LOTS 22 THRU 37 INCL BLOCK 12 HANNAH LAY & CO'S 10TH ADD.

ATTACHMENT B: FOUR CORNERS PROPERTY DESCRIPTION SUMMARY TABLE
N. Division and W. Front Streets, Traverse City MI 49864

PARCEL MAP ID	CURRENT ZONING	PARCEL ID NO.	PARCEL ELIGIBILITY	PARCEL USE	PARCEL ADDRESS	PARCEL OWNER	PARCEL OWNER ADDRESS	PARCEL LEGAL DESCRIPTION
A	C-2	51-690-015-00	Facility	Nonresidential - Gasoline Convenience Store	706 W FRONT ST TRAVERSE CITY MI 49684	SPEEDWAY SUPERAMERICA LLC	539 SOUTH MAIN STREET FINDLAY, OH 45840	E 100 FT OF LOT 14 BLK 5 HANNAH LAY & CO'S 1ST SUB. EXC SEWER R/W ALSO EXC TH T PRT DES AS COM SE COR OF SAID LOT 14 TH W 10 FT TH NWLY TO A POINT 10 FT N OF SE COR LOT 14 TH S 10 FT TO POB
B	C-2	51-654-074-00	Facility	Nonresidential - Vacant	626 W FRONT ST TRAVERSE CITY MI 49684	BLARNEY CASTLE OIL CO	PO BOX 246 BEAR LAKE MI 49614	LOTS 25-26-27-28 BLK 15 HANNAH LAY & CO'S 10TH ADD. EXC TH T PRT OF LOT 28 DES AS COM AT SW COR LOT 28 TH E 10 FT TH NWLY TO A PT ON W LINE LOT 28 10 FT N OF SW COR TH S 10 FT TO POB. ALSO EXC W 3 FT OF SAID LOT 28
C	C-2	51-654-075-10	Facility	Nonresidential - Bank	627 W FRONT ST TRAVERSE CITY MI 49864	WJS OF TRAVERSE CITY LLC	16117 ARBOR TRAIL TRAVERSE CITY MI 49686	LOTS 1 THRU 4 AND THE W 17 FT OF LOT 5 BLK 16 HANNAH LAY & CO'S 10TH ADD EXC TH T PRT OF LOT 1 DES AS COM NW COR OF LOT 1 TH E 10 FT TH SWLY TO A PT 10 FT S OF NW COR TH N 10 FT TO POB
E		51-99	Facility	Nonresidential - Public Thoroughfare	CITY RIGHT OF WAY 710 W FRONT ST TRAVERSE CITY MI 49684	CITY OF TRAVERSE CITY	400 BOARDMAN AVE TRAVERSE CITY MI 49864	RIGHT OF WAY
F	C-2	51-690-014-00	Adjacent and Adjoining	Nonresidential - Commercial & Residential - Single Family Dwelling	710 W FRONT ST TRAVERSE CITY MI 49684	TEMPLETON J DEAN TRUST	PO BOX 71 TRAVERSE CITY MI 49685	E 25 FT OF LOT 13 & LOT 14 EXC E 100 FT BLOCK 5 EXC SEWER RIGHT OF WAY HANNAH LAY & CO'S FIRST
	R-1b	51-690-005-00			115 N DIVISION ST TRAVERSE CITY MI 49684	HINES JACK & JEAN ANN	2434 N 141 ST LN GOODYEAR, AZ 85338	PART OF LOT 7 COM AT SE COR TH W 150 FT TH N 50 FT TH E 150 FT TH S 50 FT TO POB BLOCK 5 HANNAH LAY & CO'S 1ST SUB
	R-1b	51-690-003-00			701 THIRD ST TRAVERSE CITY, MI 49684	JJ CARMILY REAL ESTATE CO LLC	701 THIRD ST TRAVERSE CITY, MI 49684	S 1/2 OF LOT 6 EXC W 25 FT LOT 7 EXC S 50 FT OF THE E 150 FT ALL IN HANNAH LAY & CO'S 1ST SUB. TO POB BLOCK 5 HANNAH LAY & CO'S 1ST SUB.
G	C-1	51-654-064-00	Facility	Nonresidential - Offices	124 N DIVISION ST TRAVERSE CITY MI 49864	STOVER PAMELA TRUST	PO BOX 1148 TRAVERSE CITY MI 49685	LOTS 1 THRU 5 INCLUSIVE BLOCK 15 HANNAH LAY & CO'S 10TH ADD. EXC W 3 FT OF LOT 1 ALSO EXC E 2 FT OF W 5 FT OF S 32 FT OF LOT 1
H	R-1b	51-654-066-00	Facility	Residential - Single Family Dwelling	617 THIRD ST TRAVERSE CITY MI 49684	ALLERS MARION V	617 THIRD ST TRAVERSE CITY MI 49684	LOTS 6 TO 7 BLK 15 HANNAH LAY & CO'S 10TH ADD
I	C-2	51-654-077-00	Facility	Nonresidential - Law Office	617 W FRONT ST TRAVERSE CITY MI 49684	CORCORAN MICHAEL P	615 W FRONT ST TRAVERSE CITY MI 49684	LOT 6 & E 8 FT OF LOT 5, BLOCK 16 HANNAH LAY & CO'S 10TH ADD
J	C-2	51-654-073-00	Facility	Nonresidential - Vacant	620 W FRONT ST TRAVERSE CITY MI 49864	SHUGART VERN M TRUST	12685 S MARINA VILLAGE DR TRAVERSE CITY MI 49864	LOT 24 & W 1/2 OF LOT 23 BLOCK 15 EXCEPT RIGHT OF WAY RIGHTS OF ADJOINING PROPERTY OWNERS HANNAH LAY & CO'S 10TH ADD.
K	C-2	51-654-072-00	Facility	Nonresidential - Vacant	618 W FRONT ST TRAVERSE CITY MI 49684			LOTS 21-22 & E 1/2 OF LOT 23, BLOCK 15 HANNAH LAY & CO'S 10TH ADD
L	C-2	51-654-078-00	Facility	Residential - Single Family Dwelling	615 W FRONT ST TRAVERSE CITY MI 49684	CORCORAN MICHAEL P	615 W FRONT ST TRAVERSE CITY MI 49684	LOTS 7-8 BLOCK 16 HANNAH LAY & CO'S 10TH ADD
M	R-1b	51-874-000-00	Facility	Residential, Multi-Unit Condominiums	611 THIRD ST TRAVERSE CITY MI 49684	HORTON MELVIN F & COLLEEN J	611 THIRD ST TRAVERSE CITY MI 49684	WILLOW CREEK CONDO MASTER
		51-874-001-00			(1) 611 THIRD ST TRAVERSE CITY MI 49684		611 THIRD ST 1 TRAVERSE CITY MI 49684	APARTMENT NO 1 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
		51-874-002-00			(2) 611 THIRD ST TRAVERSE CITY MI 49684		4202 THREE MILE ROAD BAY CITY MI 48706	APARTMENT NO 2 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
		51-874-003-00			(3) 611 THIRD ST TRAVERSE CITY MI 49684		6071 PENINSULA DR TRAVERSE CITY MI	3433 APARTMENT NO 3 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
		51-874-004-00			(4) 611 THIRD ST TRAVERSE CITY MI 49684		611 THIRD ST 4 TRAVERSE CITY MI 49684	3433 APARTMENT NO 4 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
		51-874-005-00			(5) 611 THIRD ST TRAVERSE CITY MI 49684		611 THIRD ST 5 TRAVERSE CITY MI 49684	APT # 5 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
		51-874-006-00			(6) 611 THIRD ST TRAVERSE CITY MI 49684		611 THIRD ST 6 TRAVERSE CITY MI 49684	APARTMENT NO 6 WILLOW CREEK CONDOMINIUM MASTER DEED REC IN L: 359 P: 718 THRU 723-
		51-874-007-00			(7) 611 THIRD ST TRAVERSE CITY MI 49684		9260 SHAW ROAD WILLIAMSBURG MI 49690	APARTMENT NO 7 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
		51-874-008-00			(8) 605 THIRD ST TRAVERSE CITY MI 49684		314 THIRD ST TRAVERSE CITY MI 49684	APARTMENT NO 8 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
		51-874-009-00			(9) 605 THIRD ST TRAVERSE CITY MI 49684		605 THIRD ST 9 TRAVERSE CITY MI 49684	APARTMENT NO 9 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
		51-874-010-00			(10) 605 THIRD ST TRAVERSE CITY MI 49684		605 THIRD ST 10 TRAVERSE CITY MI 49684	UNIT 10 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66
		51-874-011-00			(11) 605 THIRD ST TRAVERSE CITY MI 49684		605 THIRD ST 11 TRAVERSE CITY MI 49684	UNIT 11 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
		51-874-012-00			(12) 605 THIRD ST TRAVERSE CITY MI 49684		3055 PARKER PLACE DR TRAVERSE CITY MI 49684	APARTMENT NO 12 WILLOW CREEK MASTER DEED REC IN L: 359 P: 718 THRU 723-66.
N	C-2	51-654-071-00	Facility	Residential - Single Family Dwelling	612 FRONT ST TRAVERSE CITY MI 49684	SMITH RICHARD L & SHEN B	PO BOX 175 ELK RAPIDS MI 49629	LOTS 19-20 BLOCK 15 HANNAH LAY & CO'S 10TH ADD
O	C-2	51-654-079-00	Facility	Residential - Single Family Dwelling	611 W FRONT ST TRAVERSE CITY MI 49684	NASH LINDA L	611 W FRONT ST TRAVERSE CITY MI 49684	LOTS 9-10, BLOCK 16 HANNAH LAY & CO'S 10TH ADD.
P	C-2	51-654-070-00	Facility	Nonresidential - Commercial	606 W FRONT ST TRAVERSE CITY MI 49684	SMITH RICHARD L & SHEN B	PO BOX 175 ELK RAPIDS MI 49629	LOTS 17-18, BLOCK 15 HANNAH LAY & CO'S 10TH ADD.
Q	C-2	51-654-080-00	Facility	Residential - Single Family Dwelling	607 W FRONT ST TRAVERSE CITY MI 49684	NASH JOY K TRUST	611 W FRONT ST TRAVERSE CITY MI 49684	LOTS 11-12 BLOCK 16 HANNAH LAY & CO'S 10TH ADD.
R	C-2	51-654-069-00	Facility	Nonresidential - Commercial	600 W FRONT ST TRAVERSE CITY MI 49684	CLASSSENS ROBERT L & SYLVIA A	420 DIVISION ST TRAVERSE CITY MI 49864	LOTS 15-16 BLOCK 15 HANNAH LAY & CO'S 10TH ADD
S	C-2	51-654-081-00	Facility	Residential - Single Family Dwelling	601 W FRONT ST TRAVERSE CITY MI 49684	CHAISSON REAL ESTATE CORP	8777 N BAY SHORE ELK RAPIDS MI 49629	LOTS 13-14 BLOCK 16 EXC SO 50 FT HANNAH LAY & CO'S 10TH ADD
T	C-2	51-654-082-00	Adjacent and Adjoining	Residential - Single Family Dwelling	110 S MAPLE ST TRAVERSE CITY MI 49684	RUSHING MONI K	110 S MAPLE ST TRAVERSE CITY MI 49684	SO 50 FT OF LOTS 13-14 BLOCK 16 HANNAH LAY & CO'S 10TH ADD
U	R-1b	51-654-035-00	Adjacent and Adjoining	Nonresidential - Commercial	124 N MAPLE ST TRAVERSE CITY MI 49864	KNOTT INVESTMENTS LLC	402 W TENTH ST TRAVERSE CITY MI 49684	LOTS 1-2-3 BLOCK 12 HANNAH LAY & CO'S 10TH ADD EXC S 50 FT THEREOF
V	R-1b	51-654-035-10	Facility	Nonresidential - Commercial	118 N MAPLE ST TRAVERSE CITY MI 49864	DEERING MICHAEL P & ROSEMARY	407 S UNION ST TRAVERSE CITY MI 49864	S 50 FT OF LOTS 1-2 & 3 INCLUSIVE BLK 12 H L & CO'S 10TH ADD
W	C-2	51-654-045-00	Facility	Nonresidential - Commercial	542 W FRONT ST TRAVERSE CITY MI 49684	DEERING MICHAEL P & ROSEMARY	407 S UNION ST TRAVERSE CITY MI 49864	PART OF LOTS 41-42 BLK 12 HANNAH LAY & CO'S 10TH ADD DES AS COM AT THE NW CORNER OF LOT 42 TH S 165 FT TH E 29.42 FT TH N 62.74 FT TH W 4.9 FT TH N 102.33 FT TH W 24.52 FT TO POB
X	C-2	51-654-044-00	Facility	Nonresidential - Commercial	540 W FRONT ST TRAVERSE CITY MI 49864	FREUND PHYLLIS A	2025 ARROWHEAD DR TRAVERSE CITY MI 49864	LOTS 38, 39, 40 TH T PRT OF LOT 41, BLK 12, HANNAH LAY & CO'S 10TH ADD, DES AS LYING E OF A LINE COM AT SW COR LOT 42; TH E 29.42 FT TO POB; TH N 62.74 FT; TH W 4.9 FT; TH N 102.33 FT TO POB
Y	R-1b	51-654-036-00	Facility	Vacant	525 THIRD ST TRAVERSE CITY MI 49864	TRAVERSE CITY CITY OF	400 BOARDMAN AVE TRAVERSE CITY MI 49864	LOTS 4 THRU 11 INCL BLOCK 12 HANNAH LAY & CO'S 10TH ADD
Z	GP	51-654-043-00	Facility	Nonresidential - Municipal	500 W FRONT ST TRAVERSE CITY MI 49864	TRAVERSE CITY CITY OF	400 BOARDMAN AVE TRAVERSE CITY MI 49864	LOTS 22 THRU 37 INCL BLOCK 12 HANNAH LAY & CO'S 10TH ADD.

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Attachment D

Historical Property Use Summary

ATTACHMENT D
HISTORICAL USE OF ELIGIBLE PROPERTIES
FOUR CORNERS
N. Division and W. Front Streets, Traverse City MI 49864

PARCEL MAP ID	PARCEL ADDRESS	HISTORICAL PARCEL USE	CURRENT PARCEL USE	LIST POTENTIALLY RESPONSIBLE PARTIES
A	706 W FRONT S TRAVERSE CITY MI 49684	Residential (1904-1946) Filling Station (1965)	Nonresidential - Gasoline Convenience Store	Speedway Super America, LLC Valero Energy Corp. Michigan Reutilization, LLC Total Petroleum (N.A.) Ltd. Total Properties Inc. TPI Petroleum Pipeline, Inc. (aka. TPI Pipeline Corp.)
B	626 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1946) Filling Station, residential, office, storage (1965)	Nonresidential - Vacant	Blarney Castle Inc. Blarney Castle Oil Co. Jerome Bazin
C	627 W FRONT ST TRAVERSE CITY MI 49684	Meat Shop, Residential (1904-1920) Auto Repair, Residential (1929) Anthony Fifiarek Filling Station (1935) Al Ott Motor Sales (1945) Filling Station, Radiator Repair, Residential (1946) Al Ott Service Gas Station (1950-1959) Filling Station/Auto Service, Shop, Residential (1965) Finchs Amoco Station (1979-1996) Republic Bank (2002-2007) Citizens Bank (2012)	Nonresidential - Bank	Standard Oil Co. Amoco Oil Co. BP, Inc. Blarney Castle Oil Co. Two Labs Enterprises, LLC Douglas Finch Estate of Albert J. Ott John & Joan Ott Donne Hobson
E	CITY RIGHT OF WAY	Nonresidential - Public Thoroughfare (1904-2012)	Nonresidential - Public Thoroughfare	NA
F	710 W FRONT ST TRAVERSE CITY MI 49684	Vacant (1904-1920) Shop (1929-1946) Peter Zielinski (1935) Horne Heating Co. (1950-1974) Tin Shop (1965) Clinton Office Equipment Co (1979-1989) Traverse Cash Register (1996) Premier Flowers (2002-2007) Sheffields Fine Furniture (2012)	Nonresidential - Commercial & Residential - Single Family Dwelling	NA
	115 N. DIVISION ST TRAVERSE CITY MI 49684	Residential (1904-1974 & 2002-2012) Vacant (1979-1984)		NA
	701 THIRD ST TRAVERSE CITY, MI 49684	Residential (1904-1965)		NA
G	124 N DIVISION ST TRAVERSE CITY MI 49864	Vacant (1910-1929) Residential (1946-1965) Lema Building (1969-1979) Farm Bureau Building (1984) Office Building (1989-2012)	Nonresidential - Offices	NA
H	617 THIRD ST TRAVERSE CITY MI 49684	Vacant (1910-1929) Residential (1946-2012)	Residential - Single Family Dwelling	NA
I	617 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1965) Henry Johnson (1935-1964) Ernest/Rosalie Crosbie (1974-1989) Michael Corcoran (1996) Corcoran Law Office (2002-2012)	Nonresidential - Law Office	NA
J	620 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1965)	Nonresidential - Vacant	NA
K	618 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1965)	Nonresidential - Vacant	NA
L	615 W FRONT ST TRAVERSE CITY MI 49684	Vacant (1904-1920) Residential (1929-1996) Frank Hinshaw (1935) Oscar Johnson (1945) Lancel Martinson (1954) Industrial Training Service (1959)	Residential - Single Family Dwelling	NA
M	611 THRD ST TRAVERSE CITY MI 49684 (1) 611 THIRD ST TRAVERSE CITY MI 49684 (2) 611 THIRD ST TRAVERSE CITY MI 49684 (3) 611 THIRD ST TRAVERSE CITY MI 49684 (4) 611 THIRD ST TRAVERSE CITY MI 49684 (5) 611 THIRD ST TRAVERSE CITY MI 49684 (6) 611 THIRD ST TRAVERSE CITY MI 49684 (7) 611 THIRD ST TRAVERSE CITY MI 49684 (8) 605 THIRD ST TRAVERSE CITY MI 49684	Vacant (1910-1929) Residential, shop (1946-1965)	Residential, Multi-Unit Condominiums	NA

ATTACHMENT D
HISTORICAL USE OF ELIGIBLE PROPERTIES
FOUR CORNERS
N. Division and W. Front Streets, Traverse City MI 49864

PARCEL MAP ID	PARCEL ADDRESS	HISTORICAL PARCEL USE	CURRENT PARCEL USE	LUST POTENTIALLY RESPONSIBLE PARTIES
M (continued)	(9) 605 THIRD ST TRAVERSE CITY MI 49684			
	(10) 605 THIRD ST TRAVERSE CITY MI 49684			
	(11) 605 THIRD ST TRAVERSE CITY MI 49684			
	(12) 605 THIRD ST TRAVERSE CITY MI 49684			
N	612 FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1965)	Residential - Single Family Dwelling	NA
O	611 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-2012)	Residential - Single Family Dwelling	NA
P	606 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1946) Photo Studio (1965)	Nonresidential - Commercial	NA
Q	607 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1946) Residential, office (1965) Residential (1935-2012)	Residential - Single Family Dwelling	NA
R	600 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1920) Residential, antique shop & repair (1929) Residential, tea garden (1946) Residential, office, bicycle repair (1965) Residential (1979-1996) Valerio's (2007) Visit Up North Vacation Rental (2012)	Nonresidential - Commercial	NA
S	601 W FRONT ST TRAVERSE CITY MI 49684	Residential (1904-1920) Shop (1929-1946) Dwight Goodrich (1935-1964) Office (1965) Jessie Goodrich (1969) Speedee Print (1974-1984) Heritage Printing (1989) Handsome Alice Salon (2002-2012)	Residential - Single Family Dwelling	NA
T	110 S MAPLE ST TRAVERSE CITY MI 49684	Residential (1904-2012)	Residential - Single Family Dwelling	NA
U	124 N MAPLE ST TRAVERSE CITY MI 49864	W.M Coddington Robe Tannery (1910-1946) Coddington Furriers (1945-1950) Coddington Furriers & Cleaners (1954-2002) Master Dry Cleaners (2007)	Nonresidential - Commercial	NA
V	118 N MAPLE ST TRAVERSE CITY MI 49864	Private garage (1910-1920) Vacant (1929-1965)	Nonresidential - Commercial	NA
W	542 W FRONT ST TRAVERSE CITY MI 49684	Vacant (1904) Meat Shop (1910-1920) Shop (1929-1965) Frank Kucera Liquors (1950) Bo Beer Take Out (1954-2002) Max Baners After Hours (2007-2012)	Nonresidential - Commercial	NA
X	540 W FRONT ST TRAVERSE CITY MI 49864	Vacant (1904-1929) Frank L Kucera Beer (1935-1950) Little Bohemia Tavern (1954-1984) Little Bo's Bar (1989-2007) Lil Bo (2012)	Nonresidential - Commercial	NA
Y	525 THIRD ST TRAVERSE CITY MI 49864	Vacant (1910-1965)	Nonresidential - Municipal	NA
Z	500 W FRONT ST TRAVERSE CITY MI 49864	Vacant (1904-1920) City Park/Municipal Tennis Court (1929-1965) City Fire Department (1979-1996) Residential (2007) Traverse City Firefighters (2012)	Nonresidential - Municipal	NA

NA: Not Applicable

Four Corners Area

Intersection of N. Divison and W. Front Street
Traverse City, MI 49684

Inquiry Number: 3318606.1
May 14, 2012

The EDR-City Directory Abstract

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2012	Polk's City Directory	-	X	X	-
2007	Polk's City Directory	-	X	X	-
2002	Polk's City Directory	-	X	X	-
1996	Polk's City Directory	-	X	X	-
1989	Polk's City Directory	-	X	X	-
1984	Polk's City Directory	-	X	X	-
1979	Polk's City Directory	-	X	X	-
1974	Polk's City Directory	-	X	X	-
1969	Polk's City Directory	-	X	X	-
1964	Polk's City Directory	-	X	X	-
1959	Polk's City Directory	-	X	X	-
1954	Polk's City Directory	-	X	X	-
1950	Polk's City Directory	-	X	X	-
1945	Polk's City Directory	-	X	X	-
1935	Polk's City Directory	-	X	X	-
1920	Polk's City Directory	-	X	X	-
1912	Polk's City Directory	-	X	X	-
1908	Polk's City Directory	-	X	X	-
1902	Polk's City Directory	-	X	X	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
115 N Division Street	Client Entered	X
124 N Division Street	Client Entered	X
118 N Maple Street	Client Entered	X
124 N Maple Street	Client Entered	X
110 S Maple Street	Client Entered	X
525 Third Street	Client Entered	X
617 Third Street	Client Entered	X
500 W Front Street	Client Entered	X
542 W Front Street	Client Entered	X
600 W Front Street	Client Entered	X
601 W Front Street	Client Entered	X
607 W Front Street	Client Entered	X
611 W Front Street	Client Entered	X
615 W Front Street	Client Entered	X
617 W Front Street	Client Entered	X
627 W Front Street	Client Entered	X
710 W Front Street	Client Entered	X
540 W Front Street	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

Intersection of N. Divison and W. Front Street
Traverse City, MI 49684

FINDINGS DETAIL

Target Property research detail.

No Addresses Found

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

N Division Street

115 N Division Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Residential	Polk's City Directory
2007	Residential	Polk's City Directory
2002	Residential	Polk's City Directory
1996	No Return	Polk's City Directory
1984	Vacant	Polk's City Directory
1979	Vacant	Polk's City Directory
1974	Residential	Polk's City Directory
1969	Residential	Polk's City Directory
1964	Residential	Polk's City Directory
1959	Residential	Polk's City Directory
1954	Residential	Polk's City Directory
1950	Residential	Polk's City Directory
1945	Residential	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

124 N Division Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Office Building (8 occupants)	Polk's City Directory
2007	Office Building (7 occupants)	Polk's City Directory
2002	Office Building (6 occupants)	Polk's City Directory
1996	Office Building (6 occupants)	Polk's City Directory
1989	Office Building (5 occupants)	Polk's City Directory
1984	Farm Bureau Building	Polk's City Directory
1979	Lema Building	Polk's City Directory
1974	Lema Building	Polk's City Directory
1969	Lema Building	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

N Maple Street

118 N Maple Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

124 N Maple Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2007	Master Dry Cleaners	Polk's City Directory
2002	Coddington Furriers & Cleaners	Polk's City Directory
1996	Coddington Furriers & Cleaners	Polk's City Directory
1989	Coddington Furriers & Cleaners	Polk's City Directory
1984	Coddington Furriers & Cleaners	Polk's City Directory
1979	Coddington Furriers & Cleaners	Polk's City Directory
1974	Coddington Furriers & Cleaners	Polk's City Directory
1969	Coddington Furriers & Cleaners	Polk's City Directory
1964	Coddington Furriers & Cleaners	Polk's City Directory
1959	Coddington Furriers & Cleaners	Polk's City Directory
1954	Coddington Furriers & Cleaners	Polk's City Directory
1950	Coddington Furriers	Polk's City Directory
1945	Coddington Furriers	Polk's City Directory
1935	Coddington WM & Sons	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

S Maple Street

110 S Maple Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Residential	Polk's City Directory
2007	Residential	Polk's City Directory
2002	No Return	Polk's City Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1996	No Return	Polk's City Directory
1989	No Return	Polk's City Directory
1984	Residential	Polk's City Directory
1979	Residential	Polk's City Directory
1974	Residential	Polk's City Directory
1969	Residential	Polk's City Directory
1964	Residential	Polk's City Directory
1959	Residential	Polk's City Directory
1954	Residential	Polk's City Directory
1950	Residential	Polk's City Directory
1945	Residential	Polk's City Directory
1935	Vacant	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

Third Street

525 Third Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

617 Third Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Residential	Polk's City Directory
2007	Residential	Polk's City Directory
2002	Residential	Polk's City Directory
1996	Residential	Polk's City Directory
1989	Residential	Polk's City Directory
1984	Residential	Polk's City Directory
1979	Residential	Polk's City Directory
1974	Residential	Polk's City Directory
1969	Residential	Polk's City Directory
1964	Residential	Polk's City Directory
1959	Residential	Polk's City Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1954	Residential	Polk's City Directory
1950	Residential	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

W Front Street

500 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Traverse City Firefighters	Polk's City Directory
2007	Residential	Polk's City Directory
1996	City Fire Department	Polk's City Directory
1989	City Fire Department	Polk's City Directory
1984	City Fire Department	Polk's City Directory
1979	City Fire Department	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

540 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Lil Bo	Polk's City Directory
2007	Little Bo's Bar	Polk's City Directory
2002	Little Bo's Bar	Polk's City Directory
1996	Little Bo's Bar	Polk's City Directory
1989	Little Bo's Inc	Polk's City Directory
1984	Little Bohemia Tavern	Polk's City Directory
1979	Little Bohemia Tavern	Polk's City Directory
1974	Little Bohemia Tavern	Polk's City Directory
1969	Little Bohemia Tavern	Polk's City Directory
1964	Little Bohemia Tavern	Polk's City Directory
1959	Little Bohemia Tavern	Polk's City Directory
1954	Little Bohemia Tavern	Polk's City Directory
1950	Kucera Frank L Beer	Polk's City Directory
1945	Kucera Frank L Beer	Polk's City Directory
1935	Kucera Frank L Beer	Polk's City Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

542 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Max Bauers After Hours	Polk's City Directory
2007	Max Bauers After Hours	Polk's City Directory
2002	Bo Beer Take Out	Polk's City Directory
1996	Bo Beer Take Out	Polk's City Directory
1989	Bo Beer Take Out	Polk's City Directory
1984	Bo Beer Take Out	Polk's City Directory
1979	Bo Beer Take Out	Polk's City Directory
1974	Bo Beer Take Out	Polk's City Directory
1969	Bo Beer Take Out	Polk's City Directory
1964	Bo Beer Take Out	Polk's City Directory
1959	Bo Beer Take Out	Polk's City Directory
1954	Bo Beer Take Out	Polk's City Directory
1950	Kucera Frank Liquors	Polk's City Directory
1945	Vacant	Polk's City Directory
1935	Vacant	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

600 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Visit Up North Vacation Rental	Polk's City Directory
2007	Valerio's	Polk's City Directory
1996	Residential	Polk's City Directory
1989	Vacant	Polk's City Directory
1984	Residential	Polk's City Directory
1979	Residential	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

FINDINGS

601 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Handsome Alice Salon	Polk's City Directory
2007	Handsome Alice Salon	Polk's City Directory
2002	Handsome Alice Salon	Polk's City Directory
1989	Heritage Printing	Polk's City Directory
1984	Spee Dee Print	Polk's City Directory
1979	Spee Dee Print	Polk's City Directory
1974	Spee Dee Print	Polk's City Directory
1969	Goodrich Jessie	Polk's City Directory
1964	Goodrich Dwight	Polk's City Directory
1959	Goodrich Dwight	Polk's City Directory
1954	Goodrich Dwight	Polk's City Directory
1950	Goodrich Dwight	Polk's City Directory
1945	Goodrich Dwight	Polk's City Directory
1935	Goodrich Dwight	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

607 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Residential	Polk's City Directory
2007	Residential	Polk's City Directory
2002	Residential	Polk's City Directory
1996	Residential	Polk's City Directory
1989	Vacant	Polk's City Directory
1979	Residential	Polk's City Directory
1974	Residential	Polk's City Directory
1969	Residential	Polk's City Directory
1964	Residential	Polk's City Directory
1959	Residential	Polk's City Directory
1954	Residential	Polk's City Directory
1950	Residential	Polk's City Directory
1945	Residential	Polk's City Directory
1935	Residential	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1902	Alphabetical Index Only	Polk's City Directory

611 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Residential	Polk's City Directory
2007	Residential	Polk's City Directory
2002	Residential	Polk's City Directory
1996	No Return	Polk's City Directory
1989	Residential	Polk's City Directory
1984	Residential	Polk's City Directory
1979	Residential	Polk's City Directory
1974	Vacant	Polk's City Directory
1969	Residential	Polk's City Directory
1964	Residential	Polk's City Directory
1959	Residential	Polk's City Directory
1954	Residential	Polk's City Directory
1950	Residential	Polk's City Directory
1945	Residential	Polk's City Directory
1935	Residential	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

615 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	No Return	Polk's City Directory
2007	No Return	Polk's City Directory
2002	No Return	Polk's City Directory
1996	Residential	Polk's City Directory
1989	Residential	Polk's City Directory
1984	Residential	Polk's City Directory
1979	Residential	Polk's City Directory
1974	Residential	Polk's City Directory
1969	Residential	Polk's City Directory
1964	Residential	Polk's City Directory
1959	Industrial Training Serv	Polk's City Directory
1954	Martinson Lancel	Polk's City Directory
1945	Johnson Oscar	Polk's City Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1935	Hinshaw Frank	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

617 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Corcoran Law Office	Polk's City Directory
2007	Corcoran Law Office	Polk's City Directory
2002	Corcoran Law Office	Polk's City Directory
1996	Corcoran Michael P	Polk's City Directory
1989	Crosbie Rosalie C	Polk's City Directory
1984	Crosbie Rosalie C	Polk's City Directory
1979	Crosbie Ernest	Polk's City Directory
1974	Crosbie Ernest	Polk's City Directory
1969	Vacant	Polk's City Directory
1964	Johnson Henry	Polk's City Directory
1959	Johnson Henry	Polk's City Directory
1954	Johnson Henry	Polk's City Directory
1945	Johnson Henry	Polk's City Directory
1935	Johnson Henry	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

627 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Citizens Bank	Polk's City Directory
2007	Republic Bank	Polk's City Directory
2002	Republic Bank	Polk's City Directory
1996	Finchs Amoco Service	Polk's City Directory
1989	Finchs Amoco Service	Polk's City Directory
1984	Finchs Amoco Service	Polk's City Directory
1979	Finchs Amoco Service	Polk's City Directory
1959	Ott Al Serv Gas Sta	Polk's City Directory
1954	Ott Al Serv Gas Sta	Polk's City Directory
1950	Ott Al Serv Gas Sta	Polk's City Directory

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1945	Ott Al Motor Slaes	Polk's City Directory
1935	Fifarek Anthony Filling Station	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

710 W Front Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2012	Sheffields Fine Furniture	Polk's City Directory
2007	Premier Flowers	Polk's City Directory
2002	Premier Flowers	Polk's City Directory
1996	Traverse Cash Register	Polk's City Directory
1989	Clinton Office Equipment Co	Polk's City Directory
1984	Clinton Office Equipment Co	Polk's City Directory
1979	Clinton Office Equipment Co	Polk's City Directory
1974	Home Heating Co	Polk's City Directory
1969	Home Heating Co	Polk's City Directory
1964	Home Heating Co	Polk's City Directory
1959	Home Heating Co	Polk's City Directory
1954	Home Heating Co	Polk's City Directory
1950	Home Heating Co	Polk's City Directory
1945	Vacant	Polk's City Directory
1935	Zielinski Peter	Polk's City Directory
1920	Alphabetical Index Only	Polk's City Directory
1912	Alphabetical Index Only	Polk's City Directory
1908	Alphabetical Index Only	Polk's City Directory
1902	Alphabetical Index Only	Polk's City Directory

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
Intersection of N. Divison and W. Front Street	2012, 2007, 2002, 1996, 1989, 1984, 1979, 1974, 1969, 1964, 1959, 1954, 1950, 1945, 1935, 1920, 1912, 1908, 1902

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
110 S Maple Street	No Years Found
115 N Division Street	1989, 1935
118 N Maple Street	2012, 2007, 2002, 1996, 1989, 1984, 1979, 1974, 1969, 1964, 1959, 1954, 1950, 1945, 1935
124 N Division Street	1964, 1959, 1954, 1950, 1945, 1935
124 N Maple Street	2012
500 W Front Street	2002, 1974, 1969, 1964, 1959, 1954, 1950, 1945, 1935
525 Third Street	2012, 2007, 2002, 1996, 1989, 1984, 1979, 1974, 1969, 1964, 1959, 1954, 1950, 1945, 1935
540 W Front Street	No Years Found
542 W Front Street	No Years Found
600 W Front Street	2002, 1974, 1969, 1964, 1959, 1954, 1950, 1945, 1935
601 W Front Street	1996
607 W Front Street	1984
611 W Front Street	No Years Found
615 W Front Street	1950
617 Third Street	1945, 1935
617 W Front Street	1950
627 W Front Street	1974, 1969, 1964
710 W Front Street	No Years Found

Figure 1. The schematic diagram of the proposed system. The system consists of a host computer and a mobile device. The host computer is connected to the mobile device via a USB cable. The host computer is used to control the mobile device and to collect data. The mobile device is used to perform the measurements and to store the data. The data is then transferred from the mobile device to the host computer for analysis.